



**Devonshire Hall  
Devonshire Road  
Buxton  
Derbyshire  
SK17 6GR**

**Offers in Excess of £198,000**

**bettermove**



# Devonshire Road

## Buxton

Bettermove are proud to present this ground floor 2 bedroom Flat Buxton available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via an allocated parking space. The council tax band is B.

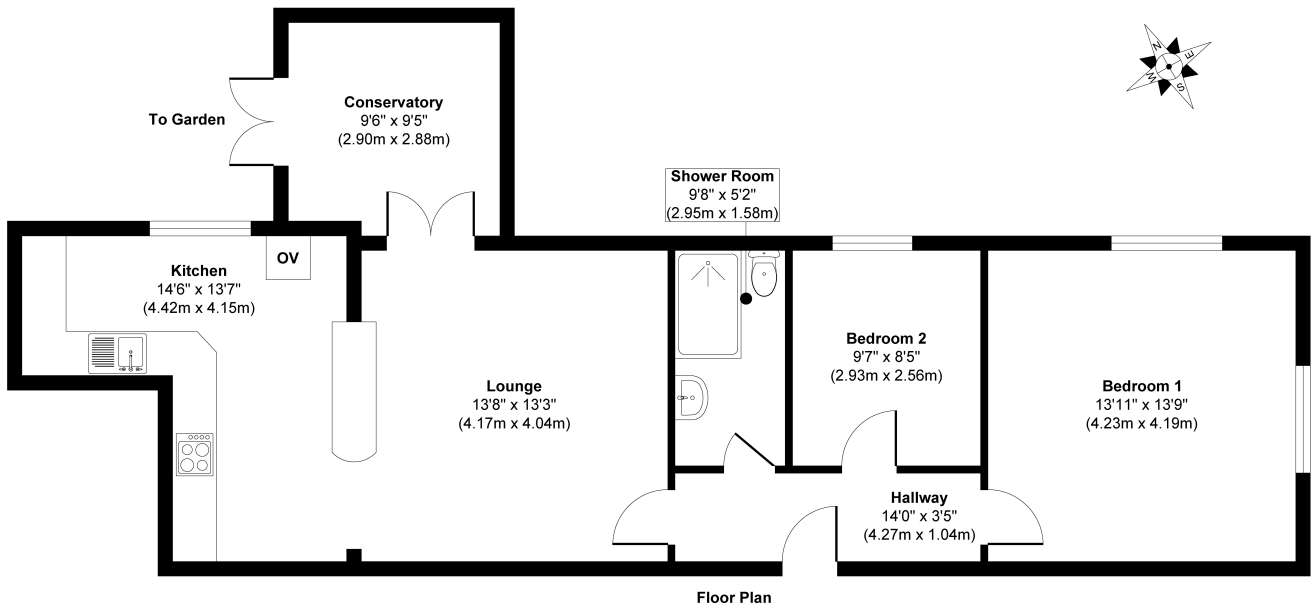
This is a leasehold property with 976 years remaining on the lease; the ground rent and the service charges combined are £120 per month.

The interior of this property comprises a spacious and open plan living area with the fitted kitchen, sun room, two bedrooms and the bathroom on the ground floor of the building. The exterior boasts a private outdoor area.

Located in the popular town of Buxton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Buxton Train Station, the A6 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





**Approx. Gross Internal Floor Area 837 sq. ft / 77.81 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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