



**Flat 5 Spring Gardens, Buxton
Derbyshire SK17 6BP**

£725 Per Calendar Month

Hyde Estates are pleased to offer this second floor duplex apartment to let. Offering spacious living accommodation over two floors the apartment is situated in the heart of Buxton, close to all amenities including shops, cafes, pubs, restaurants, supermarket, railway station and the University of Derby. Offered unfurnished and available now. The apartment has been redecorated and benefits from a Residents Parking Permit.



Accommodation

Comprises; entrance hall, living room, fitted kitchen with matching wall and base units in beach effect, white ceramic tiled splash backs, integral 4 plate electric hob/fan assisted oven/grill and is plumbed for a washing machine. Two double bedrooms and a three piece bathroom suite with an over bath shower.

Room Measurements

- Living room: 17`6" x 10`7"
- Kitchen: 14`4" x 7`4"
- Bedroom 1: 16`8" x 16`
- Bedroom 2: 11` 2" x 6`7"
- Bathroom: 7`6" x 5`9"

Additional Information

The property benefits from electric heating, security door entry phone and fitted windows blinds - complete with residents parking permit.

Council Tax

High Peak, Band A.

Viewings

To be arranged via Hyde Estate & Letting Agents 0161 773 4583.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(39-47) F			(39-47) F		
(31-38) G			(31-38) G		
(1-30) Not energy efficient - higher running costs			(1-30) Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	
		67		22	22

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