

LOT

Mill Flat, Litton Mill, Buxton, Derbyshire SK17 8SW

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Guide price* £100,000–£120,000



Having an upper floor location in this popular development is this two bedroom apartment with two terraces and parking in the heart of The Peak District National Park.



Description

Benefitting from ground floor access but an upper floor position within the development this charming two bedroom flat with oil central heating and partial double glazing. The apartment also offers two feature terraces for some outside space, pleasant views, outbuildings and parking. The property will appeal to those looking for a second home or weekend location in The Peak District National Park or those looking for a holiday let or Airbnb opportunity. The apartment is in good order and viewing is strongly recommended to appreciate its location and opportunity offered.

Location

The apartment is located in

Millers Dale a popular spot for anyone visiting The Peak District National Park. Miller's Dale central location allows walkers to explore the gorges of the Wye, Ravenstor, Cheedale both popular with rock-climbers. The property sits off to the left of Litton Mill with entry just around the corner. The Anglers Rest is a trusty local servant in nearby Millers Dale and the larger village of Tideswell and the popular town of Buxton are just a short drive away.

Accommodation

Ground Floor A gated entry, the initial section being shared with the property below to allow access to its outbuilding. The entry is an open air one with a porch overhang at the main access point to the flat. Access to

both a storage cupboard and the outbuilding is also from this entry area.

Upper Floor A side entry gate leads to two storage buildings and the main entry into the flat which opens into a spacious living room (10'8" x 18'1"), off which is the fitted kitchen with appliances included, this leads to access into the two bedrooms and a small lobby from which you access the bathroom/WC and the utility cupboard.

Outside The property has designated parking at the front of the main building and also benefits from a lower terrace and an upper terrace with a very pleasant aspect and which also houses the oil tank. There are a series of surrounding herbaceous beds and access to the lower

terrace in particular is very simple.

Tenure

Leasehold Whilst leasehold there is only a nominal ground rent of £1 per annum and there are 957 years remaining of the original 999 year lease. Please see legal pack for more information.

EPC

Energy Efficiency Rating D

Auction Valuer

Lucy Crapper ANAVA

Viewing

Strictly by appointment with joint agent Bridgfords Buxton branch 01298 640072 For any other general auction enquiries please call the auction team on 0114 254 1185