



## 2 bed apartment to buy in SK17

Phoenix Building, Litton Mill, Buxton,  
Derbyshire, SK17 8SW

**£195,000** Starting Bid

**H x 2** **D x 2** **B x 1**

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Arrange a viewing

Jason Nicholson  
Branch Manager  
North Auction

0191 425 1510  
north@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

'For sale by Secure Sale Online Bidding. Starting bid £195,000 Terms and Conditions apply'.

NO ONWARD CHAIN!! Ideally situated on the banks of the River Wye in this development of a former textile mill is an extremely spacious ground floor apartment with its own entrance. The hamlet of Litton Mill offers serene tranquillity in this much sort after area perfect for walkers and cyclist.

Current Sitting Tenant which is been served a section 21 Notice and tenant is due to vacate at the end of the June 2026.

### Lease Details

Lease 999 years from 2006

961 years remaining

Management fees include the Ground Rent £4320.44

Pets and holiday let ARE permitted

X2 Bedroom

X2 Bathrooms

Large Living Room

Underground Parking

Own entrance to the side

\*Photo's taken prior to current tenancy

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 979

Annual Service Charge Amount: £4,321.00

Price: Starting Bid £195,000

Property Type: Apartment

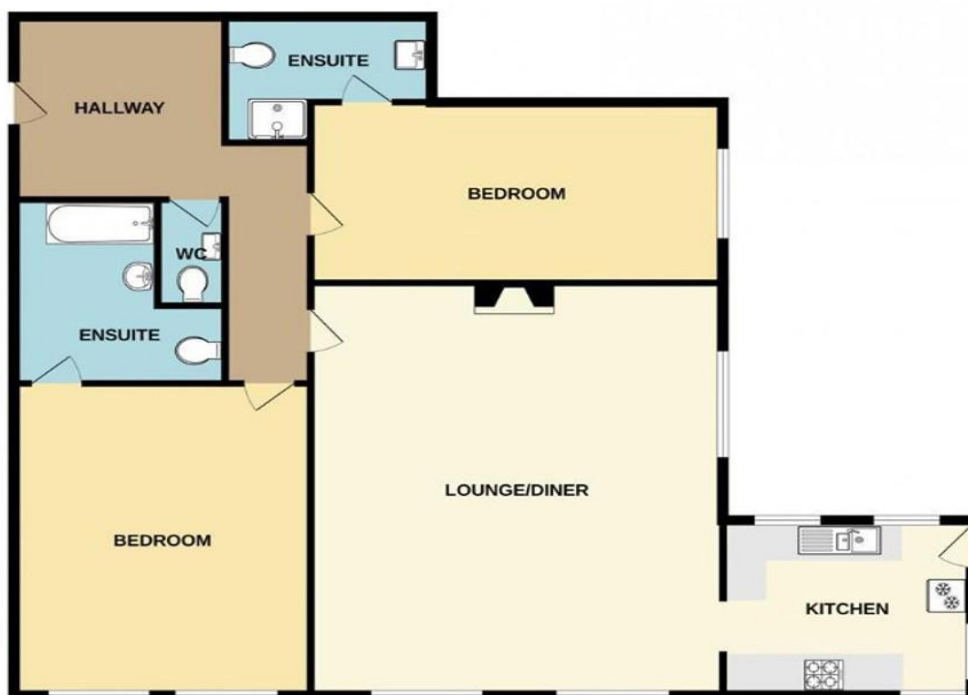
Parking: Allocated

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Septic Tank



TOTAL FLOOR AREA : 1475 sq.ft. (137.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 65                      | 65        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

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Contact your local branch today for more information on this property:

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 north@pattinson.co.uk, www.pattinson.co.uk**

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