

The Old Gloveworks, Glossop, Derbyshire, SK13 8AY



- NO VENDOR CHAIN
- Duplex Apartment
- Three Bedrooms
- Family Bathroom
- Spacious Lounge

- Stylish Kitchen/Diner
- Riverside Aspect
- Park View
- Allocated Parking Bay
- Town Centre Location

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MAIN DESCRIPTION

*****NO VENDOR CHAIN*****

RIVERSIDE & TOWN CENTER APARTMENT***

Stepping Stones are delighted to offer for sale this duplex apartment situated just a short distance from Glossop Town Center occupying a tranquil riverside position.

Nestled between Sheffield and Manchester on the edge of the breath-taking Peak District National Park, Glossop offers a host of local shopping and leisure facilities including a good selection of shops, restaurants, and pubs with home-cooked food, together with a direct rail link into Manchester City Centre. It is within proximity of numerous beautifully scenic doorstep walks, stunning open countryside, and has many additional leisure facilities including sports clubs, a leisure centre, swimming pool, tennis courts and an 18-hole golf course.

This lovely apartment is filled with natural light and offers contemporary living set within this attractive converted stone mill and would suite a variety of purchasers from the first time buyer, investor or those looking to downsize to be a short stroll from the shopping and nightlife of Glossop.

This duplex apartment is the largest within the development with the internal accommodation in brief comprising; Secure Communal Entrance with door entry access, Private Hallway with Storage, Open plan Kitchen/Dining, Spacious Lounge, Three Bedrooms and Bathroom.

Externally there is an allocated parking bay.



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COMMUNAL ENTRANCE

External door to communal entrance hallway and internal apartment door.

ENTRANCE HALLWAY

External door to hallway with stairs to the first and lower ground floor accommodation, ceiling light point light, light well, consumer unit, door entry phone, cloak cupboard.

LOUNGE

30' 0" x 19' 0" (9.14m x 5.79m) narrowing to 6.1 Lounge a generous sized lounge with four windows with riverside aspect, TV aerial point, wall mounted heater, three light points, spacious storage cupboard.

KITCHEN/DINER

23' 8" x 13' 3" (7.21m x 4.04m) narrowing to 14.2 A range of high and low fitted kitchen units with contrasting splashback worksurfaces and under cupboard lighting, stainless steel sink and drainer unit with mixer tap, integrated electric oven and over hob extractor fan, plumbing for automatic washing machine, integrated tall fridge freezer. Integrated full-sized dishwasher, TV aerial point, wall mounted heater, 2 x windows with Riverside Aspect, ceiling light point, ceiling spotlights,

FIRST FLOOR LANDING

First floor landing with storage cupboard housing central heating tank, loft access, light well, ceiling light point, internal doors to the first floor accommodation.

MAIN BEDROOM

19' 4" x 11' 4" (5.89m x 3.45m) A generous double bedroom with two windows with Riverside aspect, wall mounted heater, ceiling light point, fitted wardrobes.



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BEDROOM TWO

14' 3" x 10' 6" (4.34m x 3.2m) A further double bedroom with window with Riverside aspect, wall mounted heater, fitted wardrobes.

BEDROOM THREE

10' 0" x 7' 7" (3.05m x 2.31m) Window with Riverside aspect, wall mounted heater, fitted wardrobe, ceiling light point.

BATHROOM

6' 8" x 5' 6" (2.03m x 1.68m) A three-piece suite comprising; low-level WC, sink unit and shower bath with over bath shower with rainfall and handheld showerheads, extraction fan, ceiling spotlights, splashback tiling, shaving point, wall mounted chrome heated towel rail.

EXTERNAL

Communal bin store and allocated parking bay.

DISCLAIMER

Tenure - Leasehold

Term - 246 years

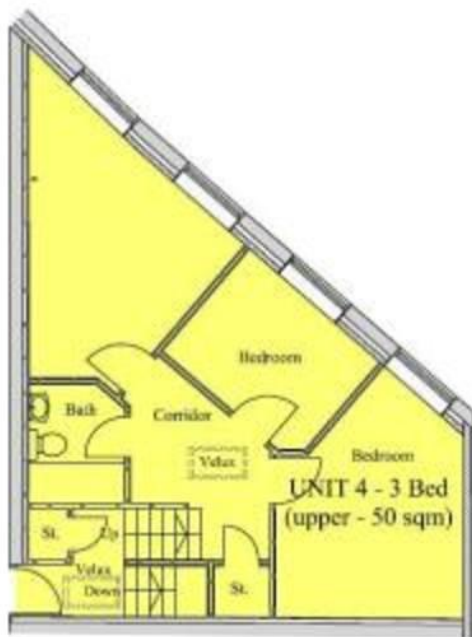
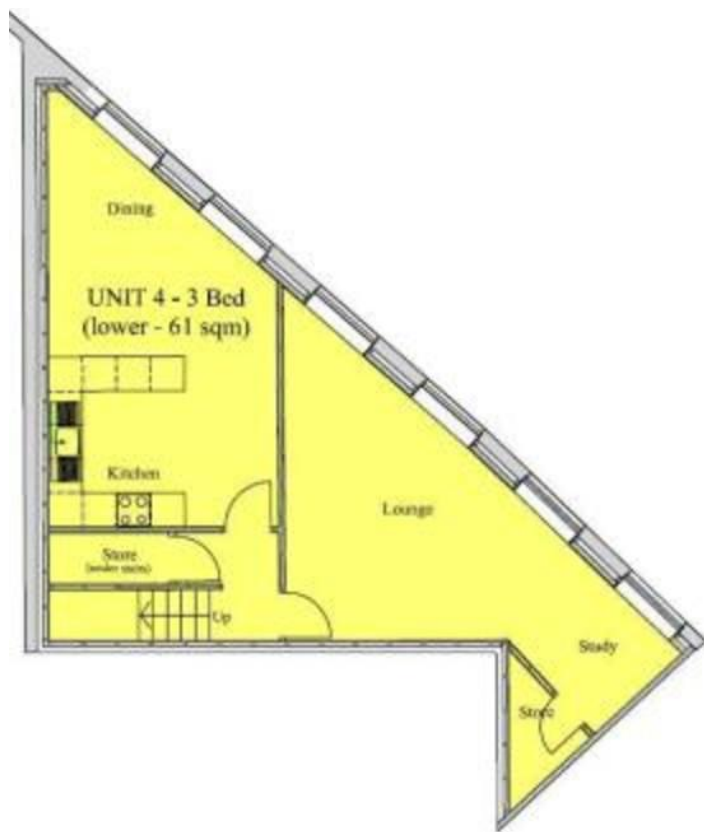
Annual Ground Rent - £250.00 per annum

Service Charge - £135 p.c.m

Council Tax Band - D

EPC Rate - D

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Whilst every effort has been made to ensure the accuracy of our particulars, the content shall not form a legally binding contract. Neither Stepping Stones, nor the vendor or lessor accepts any responsibility in respect of any errors which may occur accidentally, nor is such information intended to be a statement or representation of fact. Any prospective purchaser or lessee must conduct their own inspection to satisfy themselves as to the accuracy of each statement contained within our property descriptions. In the event floorplans are provided within particulars, it should be noted they are for illustrative purposes only and not necessarily to scale.

FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property.
Should you proceed with the purchase of this property these details must be verified by your Solicitor.

Stepping Stones Asset Management Limited, 18 High Street East, Glossop, SK13 8DA, 01457 858955.
Company Registration Number 10234493. VAT Registration Number 289737140.