

**Flat 6, Moorside View, Glossop, Derbyshire, SK13 8BD**



- Ground floor apartment
- Central Glossop location
- Two double bedrooms
- Built-in wardrobes to both bedrooms
- Modern three-piece bathroom
- Open-plan kitchen/dining/living area
- Space for freestanding appliances
- Patio doors to communal walkway
- Allocated parking space
- Countryside views nearby

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## MAIN DESCRIPTION

Situated within the sought-after Moorside View development, this well-presented ground floor apartment enjoys a convenient central location with attractive countryside views and the benefit of allocated parking.

The accommodation briefly comprises: entrance hallway, two double bedrooms both with built-in wardrobes, a modern three-piece bathroom suite, and a spacious open-plan kitchen, dining and living area with patio doors providing access to the communal walkway. The kitchen is fitted with a range of wall and base units with contrasting work surfaces and provides ample space for freestanding appliances, creating a practical and sociable living environment.

Externally, the property benefits from an allocated parking space and pleasant outlooks towards the surrounding countryside, offering the perfect balance of town convenience and scenic surroundings.

This apartment would make an ideal purchase for first-time buyers, those looking to downsize, or as a buy-to-let investment.

Located in the heart of Glossop, the property is within easy walking distance of local shops, supermarkets, cafés and transport links, including Glossop railway station with direct links to Manchester. Glossop sits on the edge of the beautiful Peak District National Park, providing excellent access to countryside walks and outdoor pursuits.



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**COMMUNAL ENTRANCE** providing access to the communal walkway.

## PRIVATE ENTRANCE HALLWAY

A private entrance door into the hallway, featuring an alarm panel, wall-mounted radiator, ceiling spotlights, and internal doors leading to all accommodation.

## BEDROOM ONE

13' 6" x 7' 4" (4.11m x 2.24m) A double bedroom with sash window to the rear elevation overlooking the car park. Wall-mounted radiator, ceiling light point, and built-in double wardrobe.

## BEDROOM TWO

11' 0" x 9' 3" (3.35m x 2.82m) A further bedroom with window to the rear elevation. Wall-mounted radiator, ceiling light point, built-in double wardrobe, and housing for the boiler.

## BATHROOM

7' 4" x 5' 5" (2.24m x 1.65m) Fitted with a three-piece suite comprising a close-coupled WC, wash hand basin set within a vanity cabinet unit, and shower cubicle. Splashback boarding and tiling, ceiling spotlights, extractor fan, shaving point, and wall-mounted radiator.

## OPEN PLAN KITCHEN/LOUNGE/DINING

21' 6" x 15' 2" (6.55m x 4.62m) Kitchen Area – Fitted with a range of high and low level units with contrasting work surfaces and splash back tiling. Integrated fridge and freezer, integrated electric oven, electric hob with over hob extractor fan, stainless steel sink with drainer and mixer tap. Plumbing for automatic washing machine and space for slimline dishwasher. Window to the front elevation with countryside views.

## Dining / Living Area

A bright and spacious area with two ceiling light points, wall-mounted radiator, door entry phone system, and patio doors



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## **EXTERNAL**

Shared walkway via the lounge patio doors and one allocated parking bay

## **DISCLAIMER**

The vendor has advised the following:

Property Tenure - Leasehold

Annual Ground Rent – £50.00 pre annum

Leasehold Term – 978 years remaining

Service Charge - £1,320 per annum

Annual Service Charge Review Period - Annually

EPC Rate - C

Council Tax Band Rating - B

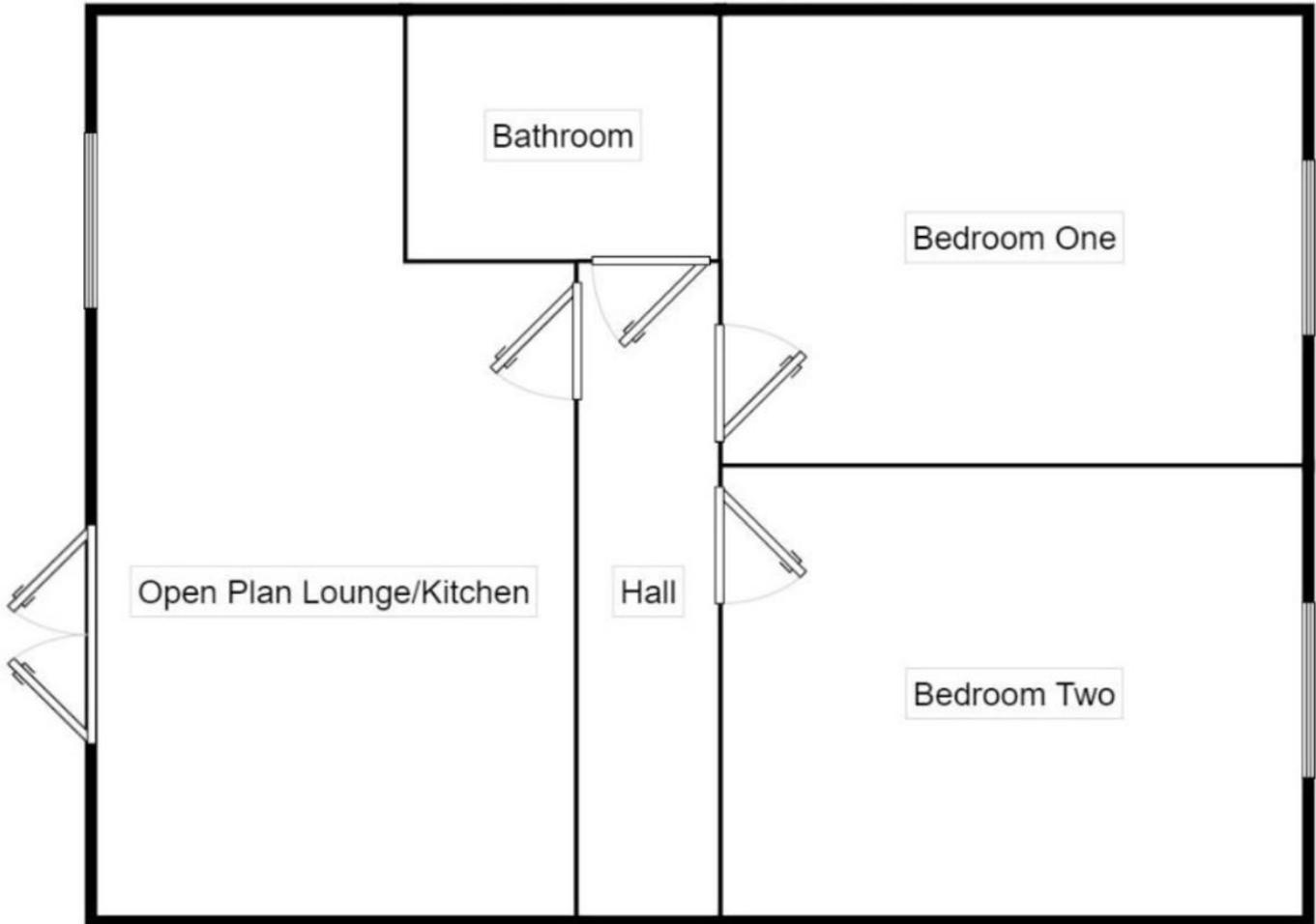
Council – High Peak Borough

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## Ground Floor

Floor Size: 59.6 m<sup>2</sup>, 641.9 ft<sup>2</sup>



Measurements are approximate. Not to scale. For illustrative purposes only.

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