



Flat 10, Phoenix Building, Litton Mill, Derbyshire, SK17 8SW

Saxton Mee

# Phoenix Building

## Litton Mill

Guide Price

# £275,000

A Stunning Riverside Setting

£275,000 - £300,000

A substantial two double bedroom second floor apartment within the skillfully converted historic Litton mill, with communal grounds and private parking. Nestled in an impressive picturesque riverside setting on the edge of Millers Dale bordered by woodland with direct access to many local walks, cycle trails and a traditional country inn. With both lift and stair access from the communal entrance hall with security intercom.

Ideally located for the wealth of outdoors on the doorstep, Bakewell and Buxton offer many shops, amenities and leisure facilities as well as the many pretty adjoining villages.

Well presented throughout the accommodation comprises: communal entrance hall, a private entrance hall with WC. A stunning dual aspect open plan living/dining kitchen with feature windows and fabulous views. A double bedroom with en-suite bathroom and a further double bedroom with a fitted bunk beds, a wardrobe and en-suite bathroom.

With a dedicated parking space allocated in the basement garage and a parking space in front of the mill, attractive communal grounds.

The property is leasehold with 1/16 share of the freehold, 978 years remaining.

No Upward Chain.

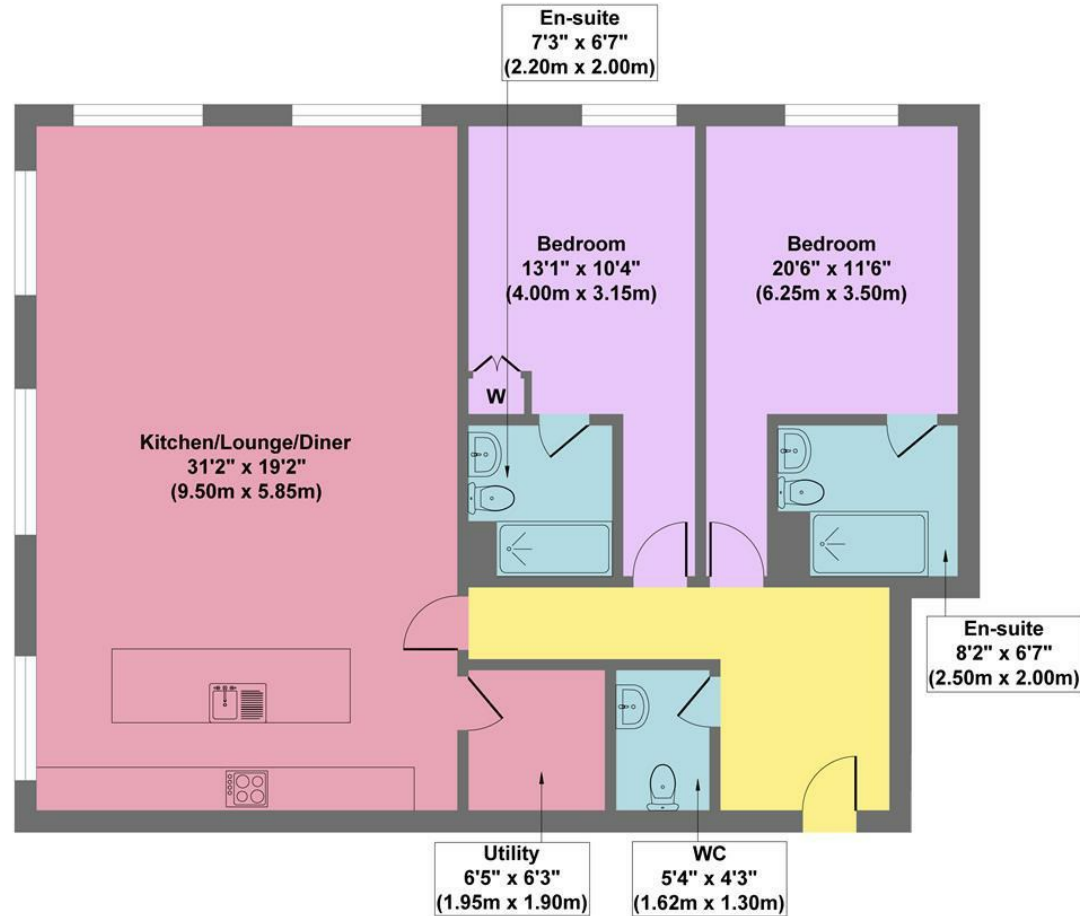


- Idyllic Riverside Setting
- Direct Access To Many Local Walks
- An Impressive Mill Conversion
- Ideal Holiday Let Or Investment Property
- Well Placed For Both Bakewell & Buxton
- Lift Access With A Security Intercom
- Communal Grounds
- Private Off Road Parking
- EPC: Rated F
- Viewings: Bakewell Office





# 10 Phoenix Building, Litton Mill



Approximate Floor Area  
1276 sq.ft  
(118.51 sq.m.)

**Approx. Gross Internal Floor Area 1276 sq.ft / 118.51 sq.m**

Illustration for identification purposes only, measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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