DENISE WHITE™
BESPOKE ESTATE AGENT









6 Victoria Place Holker Avenue, Buxton, SK17 6QT

£550 Per month

"A little home in the heart of Buxton."

One-bedroom ground floor apartment offering modern, comfortable living throughout.
The property features new carpets in the living area and bedroom, along with a vinyl floored kitchen that forms part of a bright open-plan lounge/kitchen layout, ideal for contemporary living.

The apartment benefits from a white three-piece shower room suite, giving a clean and modern finish. Residents also have access to a communal laundry, adding extra convenience.

With a practical layout and easy ground-floor access, this home is perfect for a single tenant or couple seeking a stylish, low-maintenance space.

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Denise White Estate Agent Comments
We are pleased to offer this one-bedroom ground floor apartment to the market!

Situated within easy reach of Buxton town centre, the apartment enjoys a tucked-away position whilst remaining conveniently placed for local amenities. Accessed via a communal entrance, the property has its own private front door leading into a useful enclosed porch.

The accommodation comprises a compact open-plan living/kitchen area, a separate bedroom and a shower room. Residents also benefit from access to a communal laundry facility within the building.

With the convenience of ground-floor accommodation and a practical layout, this property would ideally suit a single occupant or couple looking for a manageable home within easy reach of the town centre.

Location
Buxton is a historic spa town in the Peak District, Derbyshire, known for its elegant architecture, natural thermal spring water and dramatic surrounding landscapes.
This apartment is a short distance from the town centre with easy access to the local coffee shops and convenience stores, with the added benefit of being tucked away from the main streets.

Entrance
The property has a communal entrance and it's own front door. Behind the front door is a useful enclosed porch area with space for shoes and coats.

Open Plan Living Room / Kitchen
19'8" x 27'1" (6.00 x 8.27)



Flexible open plan living space with kitchen - The living room has a large uPVC window to the front, radiator, electric fire and aerial point. The kitchen area has base and wall units, extractor fan, shelving, vinyl floor covering, stainless steel sink and a cooker. Ceiling light fitting.

Bedroom
17'2" x 11'5" (5.25 x 3.50)



Carpet, radiator, ceiling light fitting, uPVC window

Shower Room
10'10" x 7'2" (3.31 x 2.19)



A bright shower room, with a white suite compromising of an enclosed shower, WC & wash basin. Radiator. Partially tiled walls, vinyl flooring.

Communal Laundry



The building contains a secured, communal laundry for tenants to use.

Holding Deposit
A holding deposit equivalent to one week's rent (£126.80) is required to reserve the property. With your agreement, this amount will be deducted from the first month's rent upon successful commencement of the tenancy.

Security Deposit
A security deposit equivalent to five weeks' rent (£634.00) is required. This will be protected in a government-approved scheme (Deposit Protection Service - DPS) and returned at the end of the tenancy, subject to any deductions if applicable. Please note that no interest is paid on the deposit.

Reference Requirements
Prospective tenants will be subject to satisfactory

referencing prior to the commencement of the tenancy. Applicants will be required to demonstrate a minimum gross annual household income equivalent to 2.5 times the annual rent, have no adverse credit history and provide satisfactory evidence of their Right to Rent in the UK. Additional referencing criteria may apply.

Agent Notes

Services: Mains electric, gas and water |
Council Tax: High Peak Borough Council | Band: A |
EPC Rating: D

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.
Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advice.

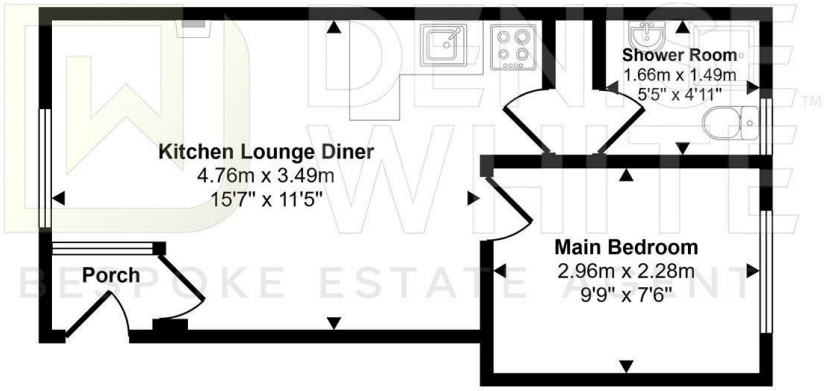
We Won!!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas. The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period. Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Floor Plan

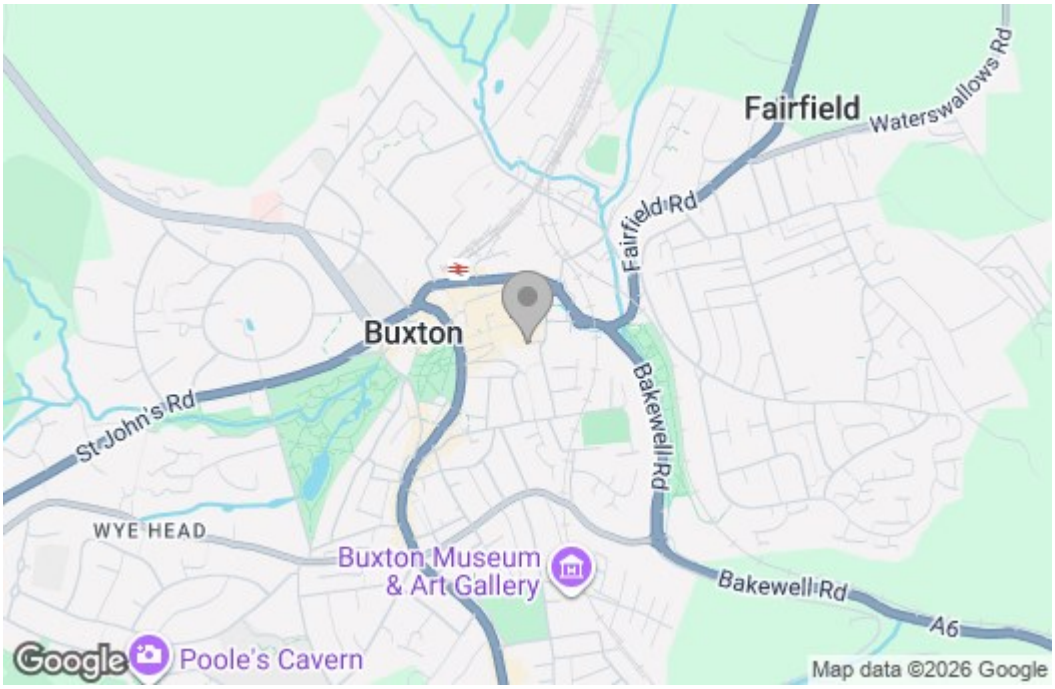
Approx Gross Internal Area
28 sq m / 306 sq ft



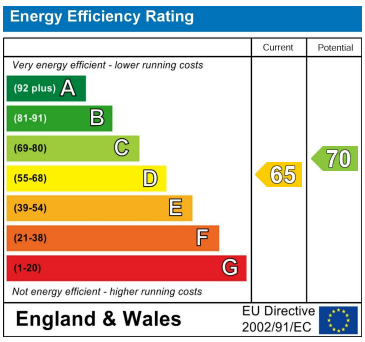
Floorplan

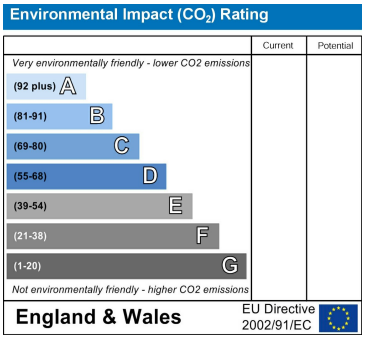
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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