



## 36 Spa Villas, Matlock Spa Matlock

£1,100 PCM

- Two Bedroom Apartments
- Stunning Views
- Master Bedroom with Ensuite
- Second Double Bedroom
- Furnishings may be flexible
- Brand New
- Balcony
- Open Plan Living Room/Kitchen
- Main Bathroom
- Bike Storage



DOUGLAS & SIMMONS

A selection of incredibly spacious two bedroom Spa Villas offering stunning viewings across the Derbyshire Dales.

The properties offer bright and spacious open plan living comprising living room/kitchen/diner, master bedroom with ensuite shower room, second double bedroom and main bathroom.

Also benefit from secure entry system, balcony, full height windows and lockable bike storage.

Furnishings may be flexible.

Council Tax Band C. EPC Rating C.

Located in the heart of the Derbyshire Dales, Matlock Spa is just ten minutes' walk away from the newly revitalised Matlock Town and a stone's throw from the Peak District National Park.

Surrounded by beautiful countryside, historic castles and delicious places to eat, Matlock Spa is extremely well connected to England's extensive road and rail network, offering a wide range of lifestyle options and stunning natural surroundings.

A short drive away from the M1, motorists and rail users can get to London in less than three hours, Manchester in an hour and a half, or Derby in less than 40 minutes.

Matlock Spa - a lifestyle, not a location.

A holding deposit the equivalent of one weeks rent totalling £253.00 is required to reserve this property.



## DIRECTIONS

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
1-20 <b>G</b>			1-20 <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>80</b>	<b>80</b>
			<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not may or may not be listed within the property inventory at the start of the tenancy.

### Important Notice

Douglas and Simmons for themselves and for the Landlords of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intended tenants and do not constitute part of an offer or contract.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons.
4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been let or withdrawn.
5. All measurements are approximate

From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.



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