



22 Ladybower Lodge, Ashopton Road, Bamford, Hope Valley, S33 0BY

Saxton Mee

# Ashopton Road

## Bamford

Offers In The Region Of

# £295,000

Unique Idyllic Setting.

Beautifully presented and fully refurbished throughout to an exceptionally high standard. A two double bedroom duplex apartment with two allocated parking spaces set within the skilfully converted former pump house for Ladybower dam.

Occupying an idyllic setting and surrounded by dramatic countryside with easy access to local walks and cycle trails. Located close to Bamford with a range of shopping facilities, country inn and rail links. Easy commutable distance to Sheffield and Manchester and the many adjoining Derbyshire villages.

Nestled in attractive communal gardens and secure gated parking with additional visitors spaces.

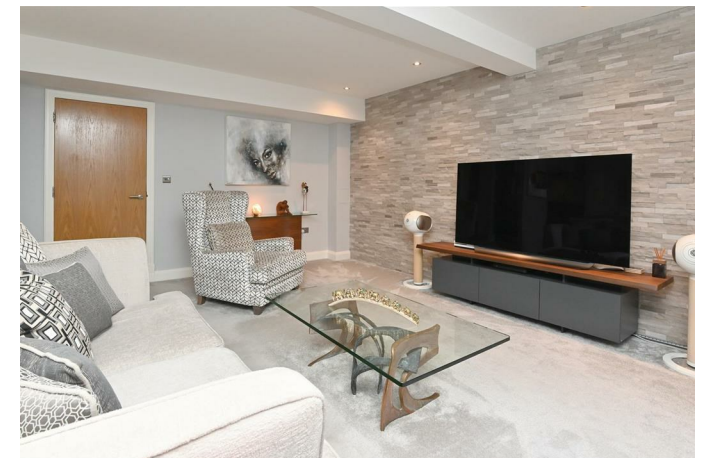
The spacious accommodation set over two floors with electric heating includes a communal entrance hall with security intercom. A private entrance hall with built in storage and a double bedroom with fitted wardrobes and a luxurious en-suite shower room.

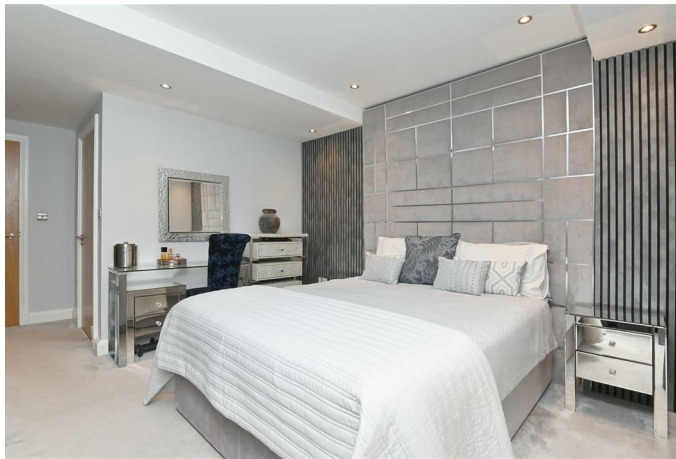
Ground floor: a double bedroom with fitted wardrobes and a luxurious bathroom. An open plan living/dining room leads into the contemporary fitted kitchen with integrated appliances.

A door from the kitchen leads to a seating terrace within the atrium and a door from the sitting room leads to an exterior rear seating terrace.

981 Year Lease Remaining  
Ground Rent : £187.50  
Council Tax Band : E

- Stunning Setting
- Full Use Of Residents Gym
- Two Allocated Parking Spaces
- Attractive Communal Gardens
- Bike Store And Storage Cage
- Easy Commutable Distance Of Major Commercial Centres
- Close To Village Amenities
- Seating Terraces
- EPC: C
- Viewings: Hathersage Office





## 22 Ladybower Lodge



**Ground Floor**  
**Approximate Floor Area**  
**820 sq.ft**  
**(76.16 sq.m.)**

**First Floor**  
**Approximate Floor Area**  
**310 sq.ft**  
**(28.83 sq.m.)**

**Approx. Gross Internal Floor Area 1130 sq.ft / 104.99 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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