

## **Apartment 9 Golding House**

, Matlock, DE4 3FL

£150,000 - £160,000 (Guide price) A newly converted one bedroom ground floor apartment, situated just a stones throw from the centre of Matlock Town Centre, with its own front door offering private access off Henry Avenue. Offering a 452 sqft of living accommodation the apartment comprises; Entrance hallway, modern kitchen with all new integrated appliances, open plan with the living and dining space, double bedroom and bathroom. The property also benefits from an allocated parking space and communal gardens off New Street.

6 year build warranty Length of lease; 999 years with a share of freehold Ground rent; NIL Service charge; TBC







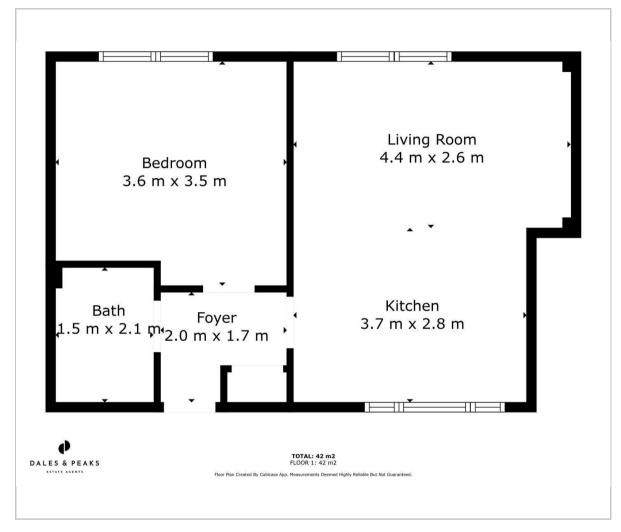








#### Floor Plan



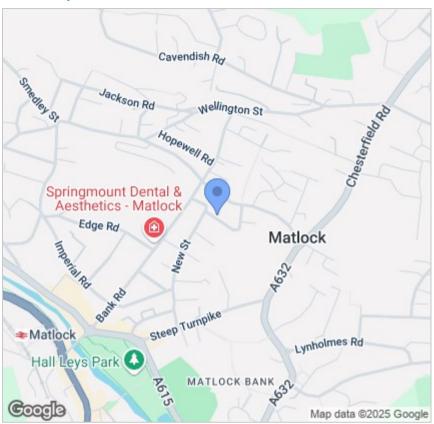
## Viewing

Please contact our Matlock Office on 01629 700246

if you wish to arrange a viewing appointment for this property or require further information.

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.

#### Area Map



# **Energy Efficiency Graph**

