



Flat 1, 9 Firs Parade, Matlock, DE4 3AS
£800 pcm



- Two bed apartment
- Newly renovated
- Convenient town centre location
- Modern open plan living/kitchen/diner
- EPC Rating E

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Ideally located in the centre of the town, within walking distance of all the town amenities. This first floor apartment offers two bedrooms, family bathroom, and open-plan living-dining-kitchen with white wood-grain-effect laminate flooring and electric heating throughout.

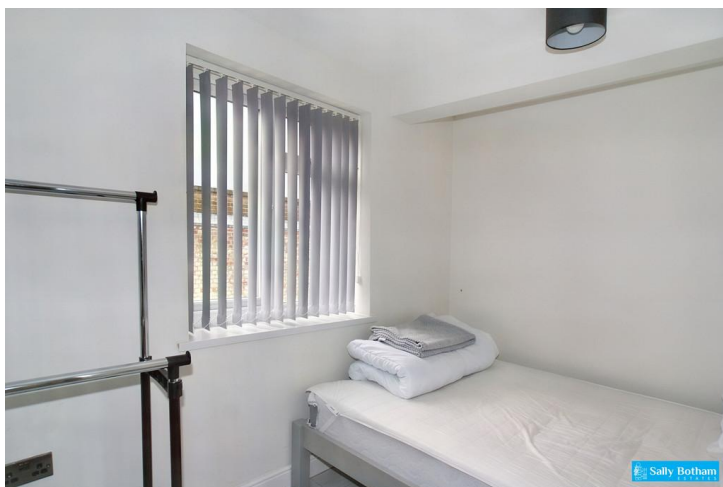
Entering the property from the communal landing, a door opens to:

RECEPTION HALLWAY 5.54m x 1.28m (maximum measurements)

Having an intercom to the main entrance door, and panelled doors opening to:

OPEN-PLAN LIVING-DINING-KITCHEN 7.88m x 2.66m Having front-aspect double-glazed windows overlooking Firs Parade and with views towards Riber Castle, as well as a roof lantern window to the kitchen. The kitchen area of the room is fitted with a range of units with cupboards and drawers beneath a marble-effect worksurface with a tiled splashback. There are wall-mounted storage cupboards. Set within the worksurface is a one-and-a-half-bowl sink, and a four-ring induction hob, over which is an extractor canopy. Beneath the hob is a fan-assisted electric oven. Beneath the worksurface there is space and connection for an automatic washing machine. The room is illuminated by downlight spotlights, and there is a wall-mounted electric panel heater, television aerial point, and telephone point.

BEDROOM ONE 3.33m x 2.66m Again with front-aspect picture windows enjoying views similar to the living-dining-kitchen. There is a wall-mounted electric panel heater.



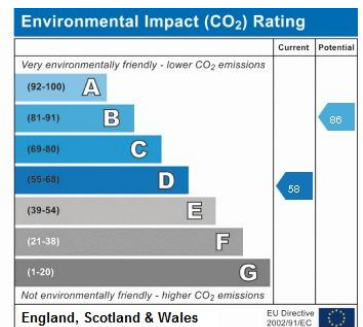
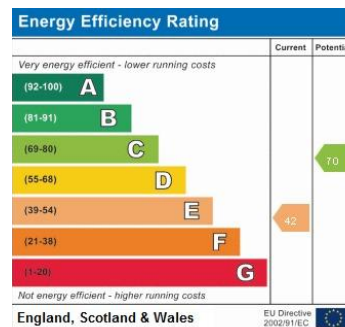
BEDROOM TWO 3.08m x 2.07m With side-aspect window and electric panel heater.

FAMILY BATHROOM 2.09m x 1.67m A fully tiled room with ceramic tile floor having suite with: panelled bath with mixer shower over; wash hand basin with storage cupboard beneath; and dual-flush close-coupled WC. There is a chrome-finished ladder-style towel radiator.

SERVICES AND GENERAL INFORMATION Mains electricity, water and drainage are connected to the property.

COUNCIL TAX BAND (Correct at time of publication) 'A'

DISCLAIMER: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.



Reference:
9 Firs Parade