



**Sally Botham**  
ESTATES

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**29a Bank Road, Matlock, DE4 3NF**  
**£900 pcm**



- Spacious first floor duplex apartment
- Well presented accommodation.
- Two double bedrooms and bathroom
- Dining kitchen.

- Sitting room.
- Town location close to amenities.
- Gas central heating.
- Enclosed garden.

Tel 01629 760899

Mobile 07977 136687

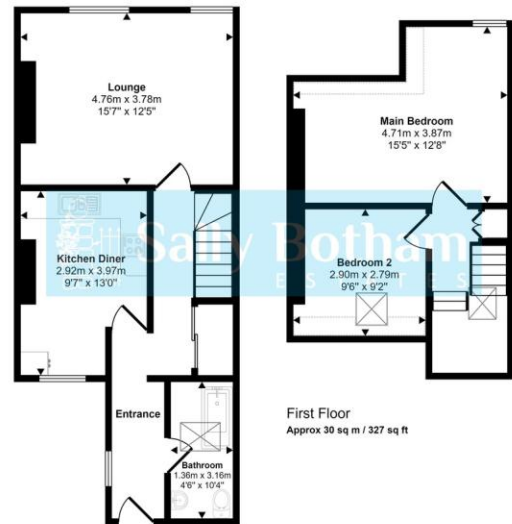
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DISCLAIMER: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars 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.



Approx Gross Internal Area  
76 sq m / 821 sq ft



First Floor  
Approx 30 sq m / 327 sq ft

Ground Floor  
Approx 46 sq m / 494 sq ft

Denotes head height below 1.5m  
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 Smartly 360.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>56 → 65</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>49 → 52</p>	
<p>Very energy efficient - lower running costs</p> <p>65-100</p> <p>A</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>65-100</p> <p>A</p>	
<p>Energy efficient - lower running costs</p> <p>51-65</p> <p>B</p>		<p>Environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>51-65</p> <p>B</p>	
<p>Decent energy efficiency - lower running costs</p> <p>39-51</p> <p>C</p>		<p>Decent environmental friendliness - lower CO<sub>2</sub> emissions</p> <p>39-51</p> <p>C</p>	
<p>Some energy efficiency - lower running costs</p> <p>29-39</p> <p>D</p>		<p>Some environmental friendliness - lower CO<sub>2</sub> emissions</p> <p>29-39</p> <p>D</p>	
<p>Not very energy efficient - higher running costs</p> <p>13-29</p> <p>E</p>		<p>Not very environmentally friendly - higher CO<sub>2</sub> emissions</p> <p>13-29</p> <p>E</p>	
<p>Not energy efficient - higher running costs</p> <p>1-13</p> <p>F</p>		<p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> <p>1-13</p> <p>F</p>	
<p>Not energy efficient - higher running costs</p> <p>1-13</p> <p>G</p>		<p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> <p>1-13</p> <p>G</p>	