



**3 Cavendish Apartments, Cavendish Road, Matlock, DE4 3FN**  
**£825 pcm**



- Well maintained first floor apartment
- Sitting Room
- Fitted kitchen
- Two double bedrooms
- Ensuite and Family bathroom
- Allocated parking space in resident car park
- External store unit
- Highly desirable location

# 3 Cavendish Apartments, Cavendish Road, Matlock, DE4 3FN

A spacious, well-maintained first-floor apartment, within a purpose-built apartment block, ideally located on the outskirts of the town. Offering a good-sized sitting room, two double bedrooms; one with en suite, family bathroom, and fitted kitchen. Off-road parking via allocated parking space within the resident car park. Matlock is a picturesque spa town in the heart of Derbyshire close to the Peak District National Park, surrounded by beautiful open countryside. the town has a wealth of historic buildings as well as excellent local amenities and good primary and secondary schools. At the centre of the town is Hall Leys Park with sports facilities, children's play area, formal gardens, and a riverside walk. Situated on the A6 trunk road, there is easy access to Manchester, Derby and Nottingham and the nearby towns of Chesterfield (9 miles), Wirksworth (4.5miles) and Bakewell (8 miles).

Entering the property via a panelled door which opens to:

## ENTRANCE HALLWAY 4.34m x 3.15m and 1.94m

A C-shaped hallway having a central heating radiator with thermostatic valve, and panelled doors which open to:

## STORAGE CUPBOARD 1.67m x 0.75m

With hanging space, power, and telephone point.

**KITCHEN 3.04m x 2.53m** With dual aspect double glazed casement windows and ceramic tiles to the floor, the kitchen is fitted with a range of cupboards and drawers set beneath a worksurface with tiled splashback. Fitted within the work surface is a one and a half bowl stainless sink with mixer tap, and a four-ring ceramic hob with electric oven & grill beneath, and extractor hood over. There are further fitted cupboards providing storage space and a fitted wine rack. There is space for under counter seating creating a breakfast bar. Integral appliances include a fridge freezer, washer dryer, and 12-place setting dishwasher. There is a central heating radiator with thermostatic valve.

## SITTING ROOM 4.35m x 3.94

maximum measurements

Having front aspect double glazed casement windows, a central heating radiator with thermostatic valve, telephone points, and a television aerial point with satellite facility.

**BEDROOM ONE 3.26m x 2.92m** With rear aspect double glazed casement windows, a central heating radiator with thermostatic valve, television aerial point and a telephone point.

## BATHROOM 3.04m x 2.18m

maximum measurements

A partially tiled room, with ceramic tiles to the floor, illuminated by downlight spotlights, and having suite with a panelled bath with mixer tap, pedestal wash hand basin with mixer tap and fitted mirror over, a dual flush close coupled WC, chrome finish ladder style towel radiator, and shaver point.

**BEDROOM TWO 3.90m x 2.93m** With rear aspect double glazed casement windows, a central heating radiator with thermostatic valve, a television aerial point, and a telephone point. A panelled door opens to:

**EN SUITE 3.04m x 1.50m** Having ceramic tiles to the floor, and being illuminated by downlight spotlights.

A partially tiled room having suite with pedestal wash hand basin with mixer tap and fitted mirror over, dual flush close coupled WC, shower cubicle with mixer shower and handheld shower spray, fitted mirror fronted cabinet, towel radiator, and a shaver point.

**OUTSIDE** The property comes with a lock-up storeroom, with PIR lighting, accessed from the outside. Parking is provided via an allocated parking space within the resident car park.

**SERVICES AND GENERAL INFORMATION** Mains electricity, water and drainage are connected to the property. Heating and hot water are provided by a heat exchange unit, which is supplied by an external gas boiler plant and metered at the point of entry to the apartment.

**COUNCIL TAX BAND** (Correct at time of publication) 'C'

**DIRECTIONS** Leaving Matlock Crown Square via Bank Road, follow the road up the hill and around the right-hand bend, take the left turn into Cavendish Road. Entrance to the Cavendish car park can be found on the left-hand side.

**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.

