



## High Court, Smith Road, Matlock, DE4 3JL

Located on a quiet street and with far-reaching views, this apartment is tremendous value for money and would be a great starter home.

With the added advantage of a garage, long lease and new uPVC windows throughout (in 2022), it is in the popular locale of Smedley Street - with a range of new micropubs, delicatessens and other retailers. It's a wonderful location and within a 10 minute walk of the town centre.

The apartment is situated on the ground floor and has underfloor heating, a bright and spacious open plan lounge-kitchen, two bedrooms and a bathroom. A brand new quality front door will be fitted prior to completion of the sale. The apartment has 996 years of a 999 year lease remaining and the communal gardens are beautiful and well cared-for. The standard sized garage is roomy enough for a car or provides useful additional storage.

Matlock is a thriving market town with pretty parks and riverside walks. The delights of the Peak District, Chatsworth House and the market towns of Bakewell, Wirksworth and Belper are all within easy reach.

- Council Tax Band A
- Modern two bedroom, one bathroom apartment
- Far-reaching views over Matlock town to hilly countryside
- Garage and visitor parking
- Brand new front door and new uPVC windows fitted in 2022
- Underfloor heating
- In the buzzing Smedley Street neighbourhood - independent bars and retailers
- Walking distance to town centre
- Pretty communal gardens
- 996 years remaining on lease

**£140,000**

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## Approach to the home

Access from the garage and parking area is via a gentle uphill path. It's worth spinning around to take in the breathtaking views down over the town's rooftops and across the valley to the hilly countryside beyond.

Enter the home through the brand new navy composite front door (to be fitted prior to sale completion - we can share the specific details if required).

## Entrance Hallway

The carpeted hallway has a ceiling light fitting and doors opening into the kitchen, lounge, both bedrooms and the bathroom.

## Breakfast Kitchen

The kitchen and lounge are open plan and have lots of natural light flooding in from east- and west-facing windows at each end. The kitchen has modern high- and low-level cabinets and lots of worktop space. Beneath the worktop there is space and plumbing for a washing machine and dishwasher. There is also an integrated refrigerator and separate freezer. We love the corner cupboards with their space-maximising pull-out corner shelves...which make it much easier to access provisions, pans, etc.

There is an integrated electric oven with four-ring induction hob and extractor fan above. Beneath the large square east-facing window is an integrated 1.5 stainless steel sink and drainer. The kitchen worktop has tiled splashbacks all around. At the far end of the kitchen worktop the peninsula has a breakfast bar, with room on the other side for 3 stools.

On the left of the kitchen is a double floor-to-ceiling storage cupboard. The kitchen has a tiled floor, ceiling light fitting and extractor fan.

## Lounge

26'6" x 10'5" (8.1 x 3.2)

With large west-facing windows with panoramic views towards the hilly countryside beyond Matlock, this is a bright and airy lounge. The room is carpeted and has lots of space for furniture. There is a ceiling light fitting and TV point.

## Bedroom One

13'7" x 11'7" (4.15 x 3.55)

This spacious double bedroom has more splendid far-reaching views over rooftops and across the valley, as well as looking out over the communal garden immediately outside. It's a really lovely room to wake up in.

The bedroom is carpeted and has a ceiling light fitting - and has lots of space for a double or king-size bed and additional bedroom furniture.

## Bedroom Two

7'6" x 7'4" (2.3 x 2.25)

This single bedroom could also be used as a home office/occasional guest bedroom. There is a tall storage fitted wardrobe, south-facing window and ceiling light fitting in this carpeted bedroom.

## Bathroom

8'4" x 7'2" (2.55 x 2.2)

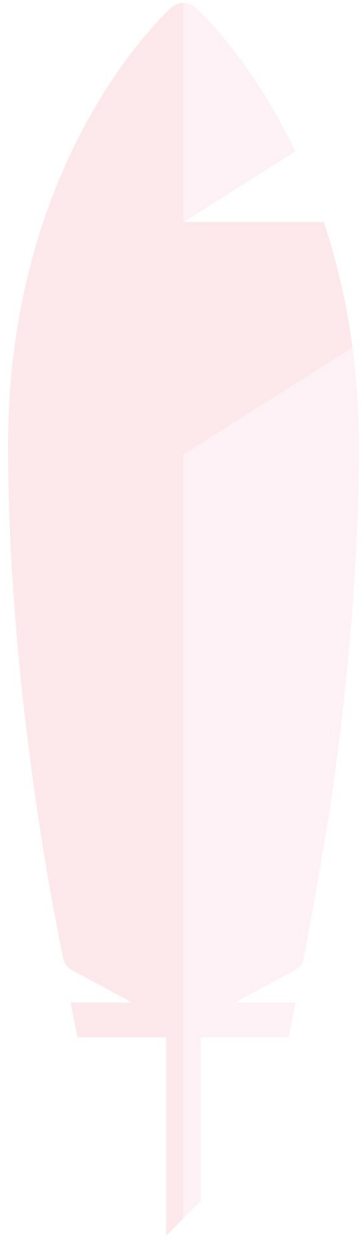
The crisp white bathroom includes a bath with chrome taps and pivoting shower screen. This bath has a Triton electric shower above and floor-to-ceiling tiles around. There is a capsule WC, contemporary ceramic sink with chrome mixer tap atop a slimline vanity unit and tiled splashbacks. The bathroom also has a tall airing cupboard, ceiling light fitting and extractor fan.

## Additional Information

There are 996 years remaining on the 999 year lease. This includes a 1/18th share of the freehold of the building, together with the owners of the other apartments in High Court.

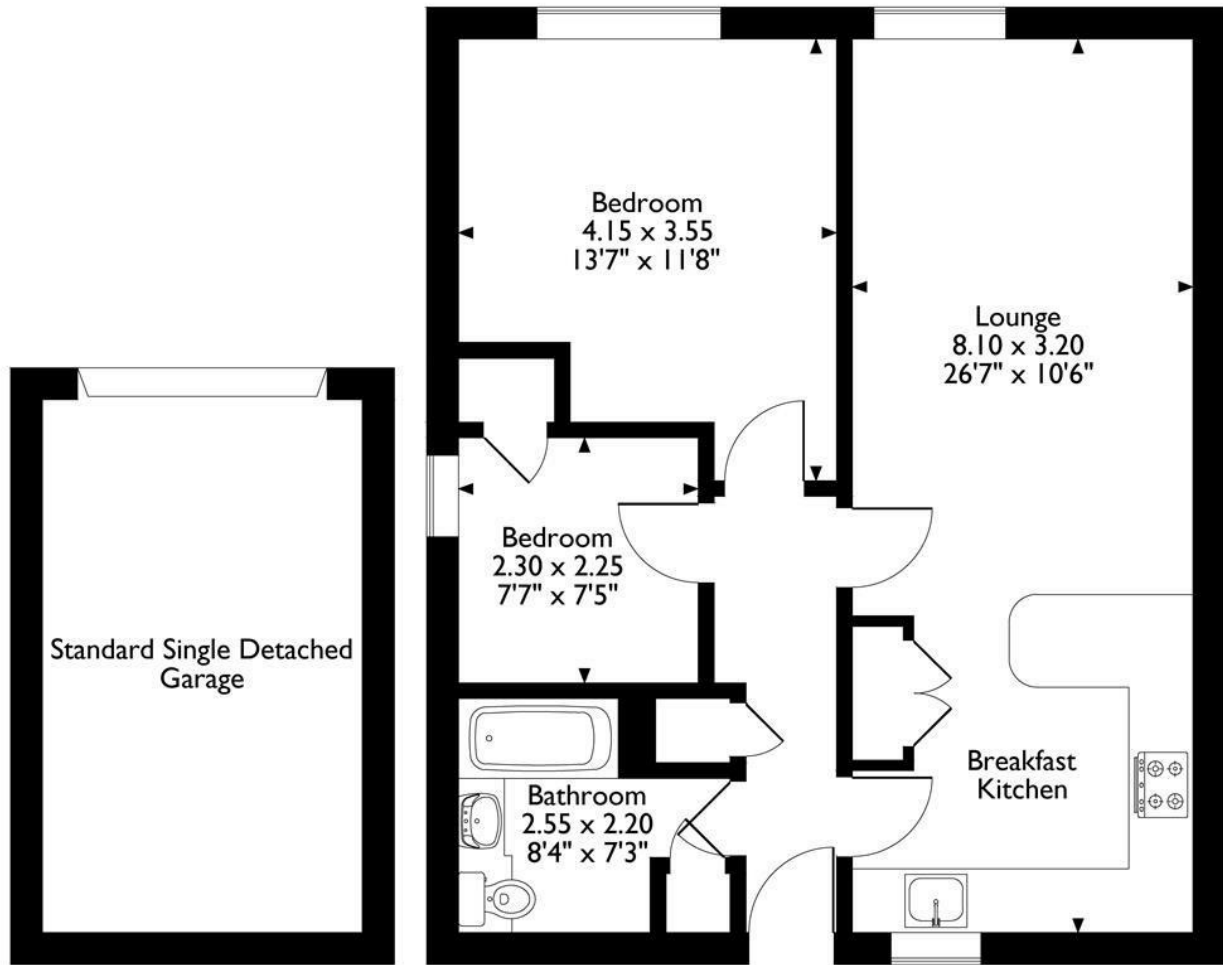
The monthly management fee is £110 per month.





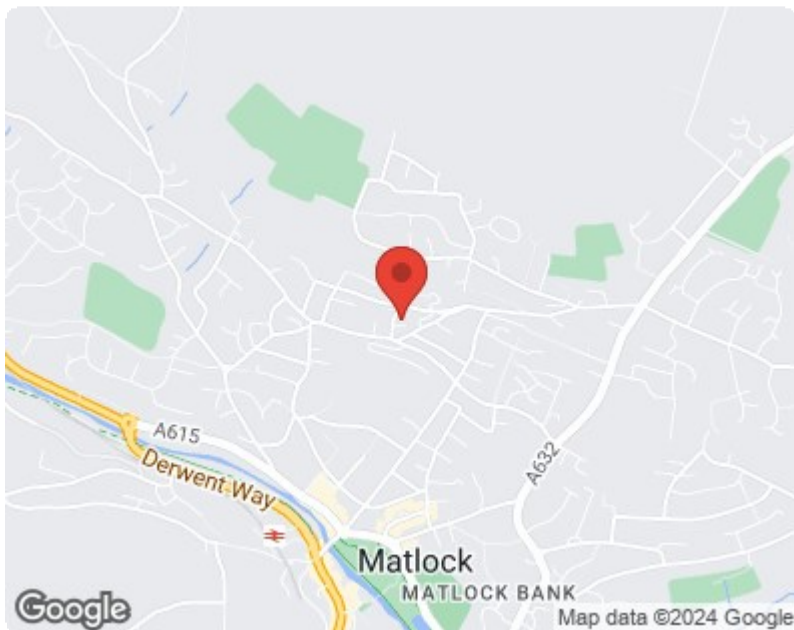
# 2 High Court

Approximate Gross Internal Area  
58 Sq M / 624 Sq Ft



**Garage**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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