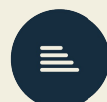




## 2 Bed Flat/Apartment

Clarence House Holme Road, Matlock Bath, Matlock DE4 3NU

Offers Around £220,000 Leasehold



Fletcher  
& Company

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Apartment of Style & Character
- A Short Walk To Matlock Bath Centre & Amenities
- Pleasant Far Reaching Views
- Own Private Entrance To Apartment
- Lounge with Large Bay Window
- Fitted Kitchen/Dining Room
- Two Double Bedrooms & Two Bathrooms
- Allocated Car Parking
- Character Features
- No Chain Involved – Ideal For Professional, Holiday Home or Airbnb

GROUND FLOOR APARTMENT – Located right in the centre of Matlock Bath, this character two bedroom, two bathroom apartment enjoys both a tranquil location whilst being convenient for the town centre and local amenities.

This sale offers an excellent opportunity for the discerning purchaser or person seeking a holiday home or Airbnb to acquire this spacious ground and lower ground floor two bedroomed apartment located within this charming period property.

The apartment is sold with the benefit of no chain.

#### The Location

There is ready access to the wide range of cafes, bars and other facilities within Matlock Bath. A network of paths and lanes lead around the delightful hillside with stunning views and access to surrounding countryside walks. The market town facilities within Matlock are just one mile away, whilst good road communications lead to the neighbouring centres of employment to include Chesterfield, Belper and Derby. Matlock Bath also boasts a pay train station linking to the national network.

The property is situated on the edge of the Peak District National Park between the historic village of Matlock Bath and Cromford. Matlock Bath is a vibrant village and community and has the benefit of a primary school. Matlock Bath was extensively visited during Victorian times due to the waters rich mineral content fed from underground springs. During this time the area gained the name "Little Switzerland" due to the steep sided Derwent Valley with wooded hills, rocky crags, pretty houses and the River Derwent. There are an excellent range of local amenities with shops, schools and leisure facilities located in the nearby town of Matlock.

The village of Cromford (World Heritage Site), is equally accessible and home to Sir Richard Arkwrights Cromford Mills. The A6 provides swift onward travel to the north and south with access to Chesterfield, Sheffield, Nottingham and Derby. Furthermore there is a railway station located at Matlock Bath and Cromford giving access to Derby Station. The location of the property is well placed for access to the Derbyshire Dales and Peak District National Park.

#### Accommodation

## Ground Floor

### Lounge with Large Bay Window

15'8" x 13'6" (4.80 x 4.13)

With featured exposed brick and stone wall, high ceilings, fireplace alcove with inset stone lintel, large sealed unit double glazed bay window enjoying far-reaching views to front, cast iron period style radiator, cast iron spiral staircase leading to lower level, tv point, telephone point and internal panelled door.



### Kitchen/Dining Room

18'3" x 7'10" (5.58 x 2.41)



## Dining Area

With high ceilings, large heated towel rail/radiator, stable entrance door, open space leading into kitchen area and pleasant far-reaching views.



## Kitchen Area

With single stainless steel sink unit with mixer tap, a range of fitted storage cupboards and drawers providing good storage with matching worktops, built-in stainless steel five ring gas hob with stainless steel extractor hood over, concealed central heating boiler, built-in double electric fan assisted oven, integrated fridge/freezer, integrated dishwasher, integrated washing machine, sealed unit double glazed window with deep windowsill and pleasant far-reaching views, high ceilings and open space leading into dining area.



## Double Bedroom One

11'4" x 10'5" (3.47 x 3.20)

With deep skirting boards and architraves, high ceilings, radiator, sealed unit double glazed window with deep windowsill and internal panelled door.



## Bathroom

7'10" x 4'7" (2.40 x 1.40)

In white with bath with chrome mixer tap and shower over with curved shower screen door, pedestal wash handbasin with chrome fittings, low level WC, tiled splash-backs, tiled flooring, high ceilings, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator and internal panelled door.



## Lower Level



### Double Bedroom Two

16'4" x 10'4" (4.98 x 3.15)

With radiator, spotlights to ceiling, wardrobe alcove with clothes rails, cast iron spiral staircase, bay incorporating three sealed unit double glazed windows all having deep windowsills and bay seat with pleasant far-reaching views.



### En-Suite

14'5" x 3'4" (4.40 x 1.03)

With separate shower cubicle with chrome fittings including shower, pedestal wash handbasin with chrome fittings, low level WC, tiled splash-backs, tiled flooring, heated chrome towel rail/radiator, extractor fan, spotlights to ceiling and internal panelled door.



### Communal Gardens

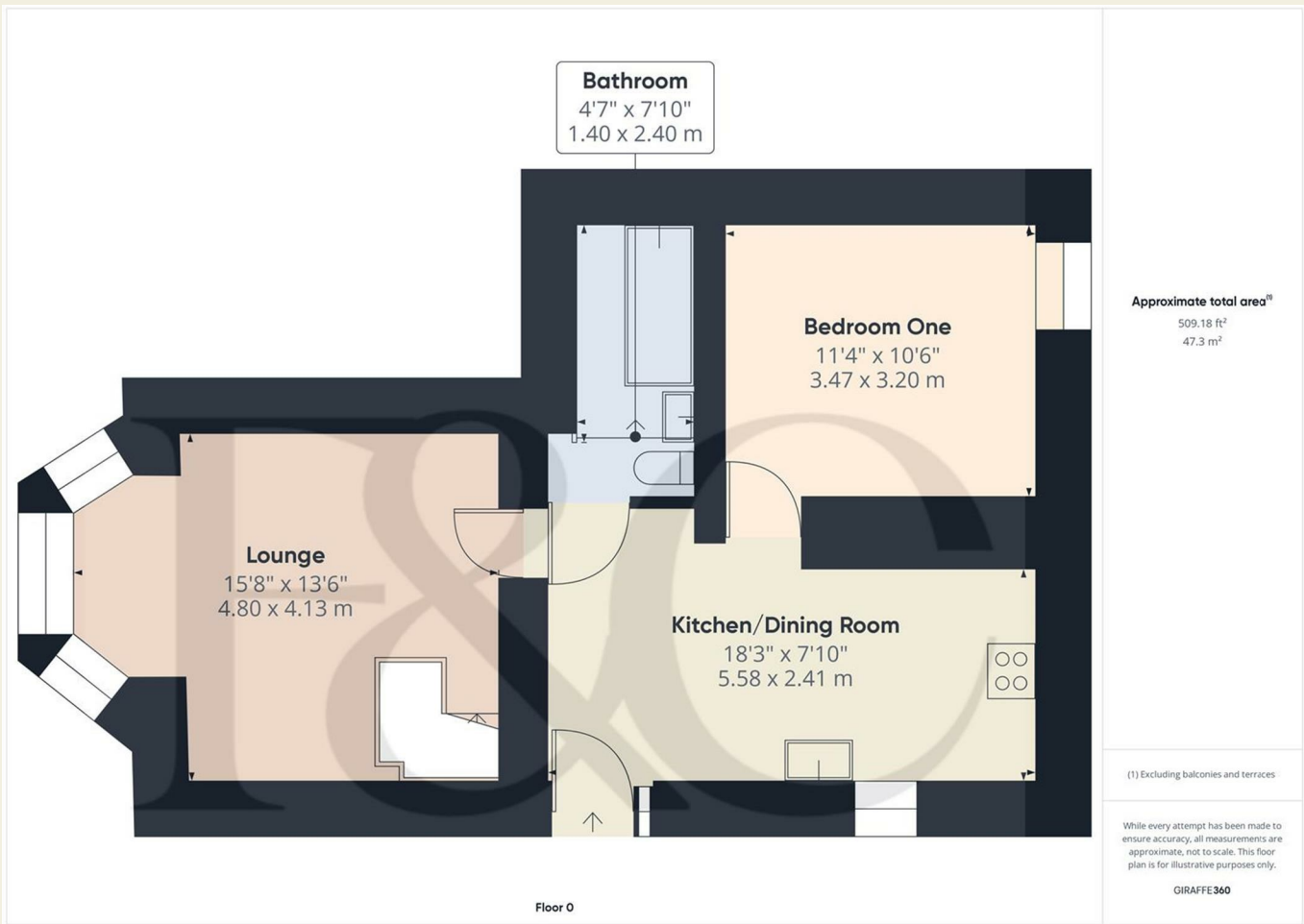
There is a communal terraced/patio area providing a pleasant sitting out space with pleasant views across Matlock Bath and the countryside.



### Allocated Car Parking

There are two allocated car parking spaces to this property.





These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.





### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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