



Flat 5 Rutland Court, Matlock, DE4 3GN

Guide price £200,000-£220,000.

An exceptionally spacious and well-presented second floor apartment located in a fine Victorian former Hydro building with commanding views over the town and the open countryside that surrounds the area. With accommodation offering three bedrooms, family bathroom, sitting room with commanding views and log burning stove, dining hallway and kitchen.

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 (4.5 miles) and Bakewell (8 miles). There is a branch line train station with a regular service to Derby and Nottingham.



Entering the property from the communal landing via a glazed entrance door with side-light panels, which opens to:

HALLWAY 9.11m x 2.07m (29'11 x 6'9)

A delightfully spacious hallway, having original Victorian coving to the ceiling, polished light wood flooring, and a UPVC double-glazed window. There is space for a dining table. There is a central heating radiator with a radiator cover, a telephone point, and original panelled doors opening to:



SITTING ROOM 4.70m x 3.89m (15'5 x 12'9)

Having a pair of front-aspect UPVC double-glazed picture windows taking advantage of the superb far-reaching view over the town towards High Tor and the Heights of Abraham, with Black Rocks in the distance. The room has light wood flooring following through from the hallway, central heating radiators, and a feature fire opening with a dressed stone surround and raised hearth housing a multi-fuel stove. There is a television aerial point.



KITCHEN 3.62m x 2.17m (11'11 x 7'1)

With rear-aspect double-glazed windows with obscured glass to the lower pane, and views towards Rockside. The room has ceramic tiles to the floor, and a good range of Shaker-style units in a light wood finish with cupboards and drawers set beneath a polished granite worksurface with a matching upstand. There are wall-mounted storage cupboards with under-cabinet lighting. Set within the worksurface is a one-and-a-half-bowl stainless sink with mixer tap, and a four-ring ceramic hob, over which is an extractor hood, and beneath which is a pair of fan-assisted electric ovens. A utility cupboard houses space and connection for an automatic washing machine and space for a tumble dryer.



BEDROOM ONE 4.20m x 4.05m (13'9 x 13'3)

With dual-aspect double-glazed windows, the front-aspect windows enjoying the superb views afforded by the property. The room has light wood flooring following through from the hallway, and two central heating radiators with thermostatic valves.

BEDROOM TWO 3.73m x 3.61m (12'3 x 11'10)

Having a UPVC double-glazed window flooding the room with natural light. There is a central heating radiator with thermostatic valve, and built-in open-display shelving.



From the hallway a door opening leads to:

INNER LOBBY 2.85m x 1.15m (9'4 x 3'9)

Having coat hanging space, a deep storage cupboard, and doors opening to:

BEDROOM THREE 3.56m x 2.36m (1'8 x 7'9)

With rear-aspect UPVC double-glazed windows, central heating radiator with thermostatic valve, and boiler cupboard housing the Worcester gas-fired boiler which provides hot water and central heating to the property.

FAMILY BATHROOM 3.61m x 2.08m (11'10 x 6'10)

A half-tiled room with rear-aspect UPVC double-glazed windows and tiled floor. Suite with: panelled bath with mixer taps and handheld shower spray; vanity-style wash hand basin with storage cupboards beneath and mirror-fronted cabinet over; dual-flush close-coupled WC and matching bidet; shower cubicle with wet-wall-style boarding and a mixer shower. The room has a chrome-finished ladder-style towel radiator.



PARKING

There is parking available within a communal carpark.

SERVICES AND GENERAL INFORMATION

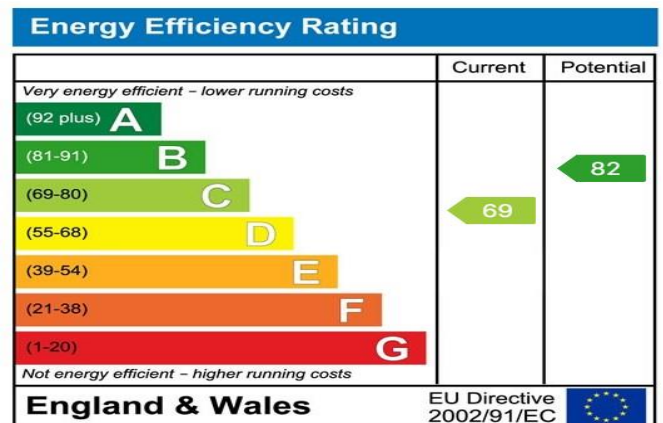
All mains services are connected to the property. Broadband speed 50mps.

TENURE Leasehold

COUNCIL TAX BAND (Correct at time of publication)

DIRECTIONS

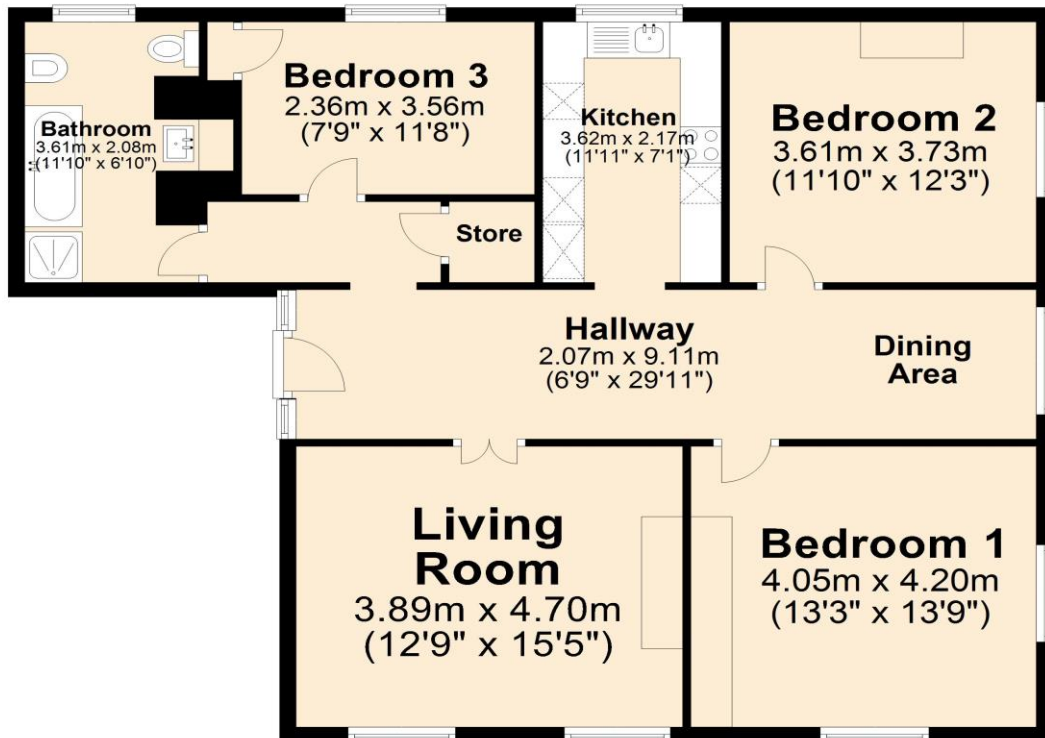
Leaving Matlock Crown Square via Bank Road, follow the road up the hill shortly after passing the junction with Smedley Street, Rutland Court can be found on the right-hand side behind a pair of tall stone gateposts.





Second Floor

Approx. 100.5 sq. metres (1082.0 sq. feet)



Total area: approx. 100.5 sq. metres (1082.0 sq. feet)

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