



**APARTMENT 5 ROCKSIDE HYDRO**  
Matlock, DE4 3RX  
Offers in the region of £250,000

A first-floor apartment in the historic Rockside Hydro building providing fantastic views over the town towards High Tor and the surrounding areas. The apartment offers: two bedrooms with en-suite to main; kitchen; living-dining room; and family bathroom. The apartment benefits from stairs and lift access. Off the communal corridor is an entrance lobby shared by two apartments.

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 via an entrance lobby (accessed via the communal corridor), which is shared by two apartments, a door opens to:

### **RECEPTION HALLWAY**

With solid oak flooring, video and telephone access intercom entry system to the main door. Central heating radiator with cover and shelf, and thermostatic valve, and coat-hanging space. The room is illuminated by downlight spotlights. A doorway leads to:

### **LIVING-DINING ROOM 3.45 x 7.51m**

With three front-aspect double-glazed wooden-framed windows with views across Matlock, to High Tor, Riber Castle, and the Heights of Abraham. The room has polished light oak flooring, a central heating radiator with thermostatic valve, television aerial point with satellite facility, and wall and centre light points. Double doors open to:



### **KITCHEN 3.43 x 3.37m**

With a front-aspect double-glazed wood-framed window offering similar views to the sitting room, and light oak flooring continuing through from the living-dining room. There are wall-mounted and base units in a shaker-style finish with a granite worksurface. Set within the worksurface is an undermounted sink with mixer tap, and an electric ceramic hob, over which is an extractor fan and below which is a single electric oven. Integrated appliances include a fridge, freezer, and 12-place-setting dishwasher. There is space and connection for a washing machine. A cupboard houses the heat exchange unit for the property. There is a central heating radiator with thermostatic valve.



From the hallway, further doors lead to:

### **BEDROOM ONE 4.80 x 3.35m**

With dual-aspect double-glazed wood-framed windows. There is a central heating radiator with thermostatic valve, and a television aerial point. A door opens to:

### **EN SUITE SHOWER ROOM 2.06 x 2.10m**

A partially-tiled room with a ceramic tiled floor, and suite comprising: wall-hung wash hand basin with mixer tap; dual-flush concealed-cistern WC; and quadrant shower cubicle with thermostatic shower. There is a central heating radiator with thermostatic valve, an extractor fan, and shaver light.



### **BEDROOM TWO 4.80 x 3.40m**

With a rear-aspect double-glazed window overlooking the back of the property. There is a television aerial point and a central heating radiator with thermostatic valve.

### **FAMILY BATHROOM 2.21 x 1.90m**

A partially-tiled room with ceramic tile floor, and suite comprising: wall-hung wash hand basin with mixer tap; dual-flush concealed-cistern toilet; and panelled bath with mixer tap. There is a central heating radiator with thermostatic valve and an extractor fan.



## OUTSIDE

The apartment benefits from a single garage with an electrically-operated up-and-over vehicular door, and with power and lighting, and parking for one vehicle in front of garage.

The property enjoys access to a communal garden area.

## SERVICES AND GENERAL INFORMATION

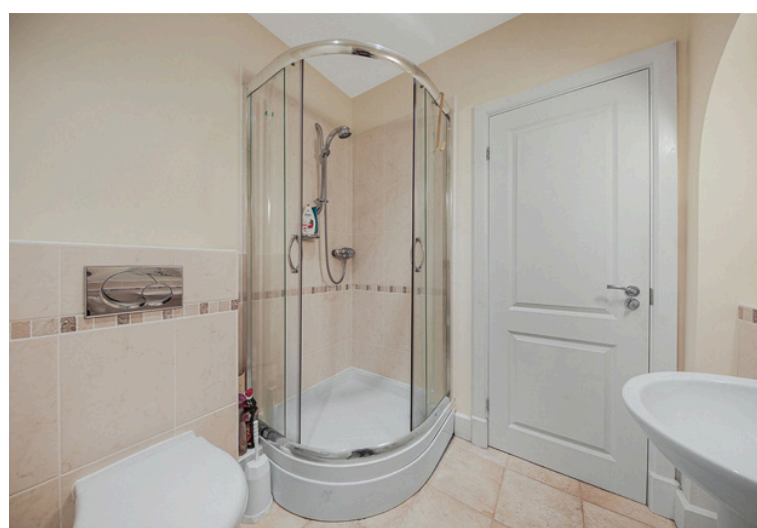
Mains water, electric and drainage are connected to the apartment. Heating and hot water are supplied by a central boiler plant, metered at the point of entry to the apartment.


**TENURE** Share of Freehold

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

## DIRECTIONS

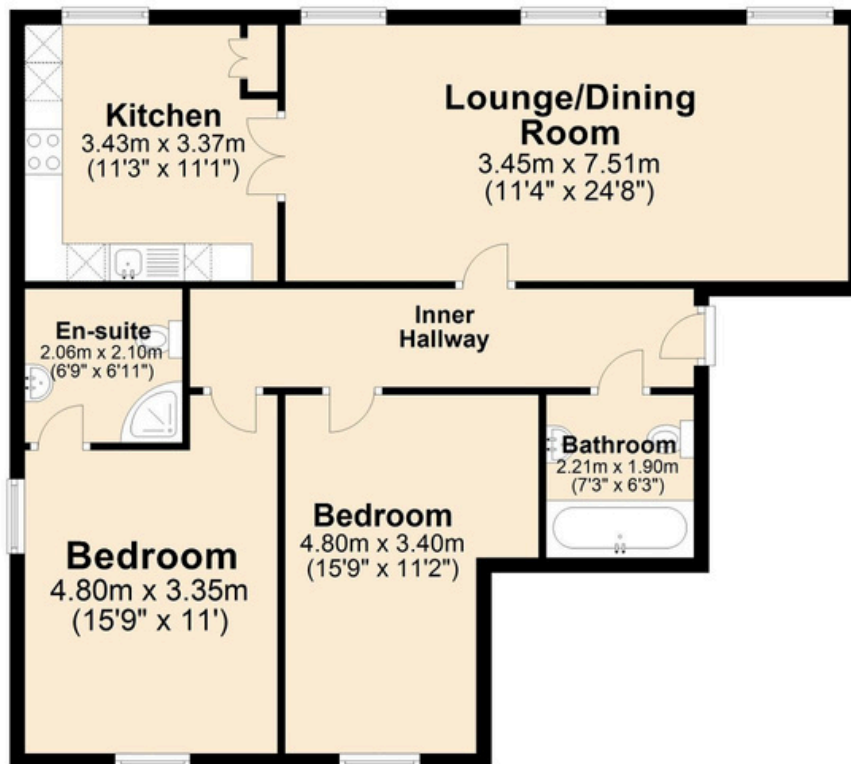
Leaving Matlock Crown Square via Bank Road, follow the road up the hill and around the right-hand bend, take the left turn into Cavendish Road. Entrance to the Hydro car park can be found on the left-hand side.



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>	79	81
(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	

### Second Floor

Approx. 85.9 sq. metres (925.1 sq. feet)



Total area: approx. 85.9 sq. metres (925.1 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.