



**Sally Botham**  
ESTATES

27 Bank Road, Matlock

Derbyshire DE4 3NF

Tel: 01629 760 899

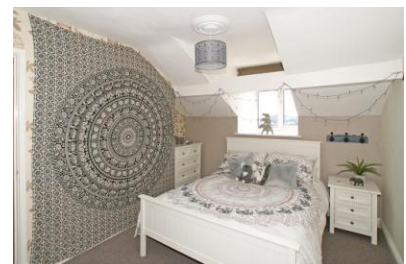
Fax: 01629 760 701

Email: [enquiries@sallybotham.co.uk](mailto:enquiries@sallybotham.co.uk)

Web: [www.sallybotham.co.uk](http://www.sallybotham.co.uk)



**Flat 12 Rutland Court, Rutland Street, Matlock, DE4 3GN**  
**£135,000**



- Spacious contemporary apartment within a fine Victorian former-Hydro
- Two Double Bedrooms
- Fitted Kitchen
- Good-sized dining room
- Bright and airy sitting room
- Close to town centre and local amenities
- Allocated parking space
- Far-reaching views over the town to Riber Castle, High Tor, Heights of Abraham & Masson
- Ideal lock-up-and-leave

Tel 01629 760899

Mobile 07977 136687

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

# Flat 12 Rutland Court, Rutland Street, Matlock, DE4 3GN

A spacious top-floor apartment, with commanding views, ideally located within easy reach of the town centre of Matlock. The accommodation offers two bedrooms, family bathroom, fitted kitchen, sitting room, dining room, and there is an allocated parking space within a communal 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 (4.5 miles) and Bake well (8 miles). There is a branch line train station with a regular service to Derby and Nottingham.

Entering the property via a communal corridor through a door leading to:

## HALLWAY 7.44m x 1.42m

Having a side aspect UPVC double glazed window, with views reaching west to Stanton Moor and Oker Hill, central heating radiator with thermostatic valve, and a deep storage cupboard housing the boiler which provides hot water and central heating to the property. From the hallway Georgian-style panelled doors open to:

## DINING ROOM 3.76m x 3.08 measured into the alcove

With a front aspect UPVC double glazed dormer window with views over the town to High Tor and the Heights of Abraham. The room has a central heating radiator with thermostatic valve, and a telephone point. A broad opening leads to:

## SITTING ROOM 3.78m x 3.54m

Having a front aspect UPVC double glazed dormer window, with views reaching over the town to Riber Castle, High Tor, Heights of Abraham, and Masson. With a decorative fireplace with painted surround and cast-iron insert creating a display feature, a central heating radiator with thermostatic valve and a television aerial point.

From the Hall further doors open to:

## KITCHEN 3.48m x 2.17m

Having a Velux roof light window, wood-effect laminate flooring, and a range of shaker-style units with cupboards and drawers beneath a roll edged work surface with tiled splashback, fitted wine racks, and larder cupboard. There is space and connection for a washing machine and undercounter fridge. Fitted within the worksurface is a Zanussi 4-burner hob, beneath which is an Indesit electric oven. There is a one and a half stainless sink with mixer tap, a ladder-style towel radiator, and ample space for a breakfast table.

## BEDROOM ONE 2.67m x 3.77m

Having a front aspect dormer window overlooking the town and surrounding hillside, and central heating radiator with thermostatic valve.

## BEDROOM TWO 3.48m x 3.99

Having dual aspect UPVC double glazed Velux roof light taking advantage of the far-reaching views. The room has a feature fireplace with a mirrored insert, and central heating radiator with thermostatic valve.

## FAMILY BATHROOM 2.68m x 1.66m

A partially tiled room with a Velux roof light window, suite with panelled bath with mixer shower and glass shower screen, a pedestal wash hand basin with mirrored cabinet over, dual flush close coupled WC and ladder style towel radiator. There is also a deep built-in storage cupboard.

## SERVICES AND GENERAL INFORMATION

All mains services are connected to the property

**TENURE** Leasehold (154yrs remaining)

**GROUND RENT/SERVICE CHARGE (£PA):** £1,680 inc

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

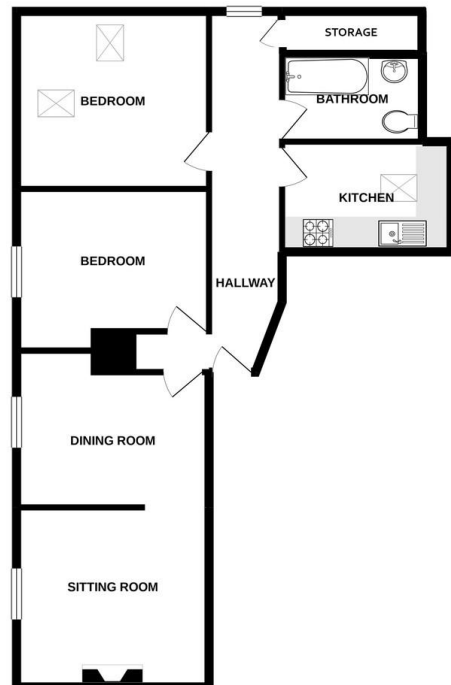
## DIRECTIONS

Leaving Matlock Crown Square via Bank Road, follow the road up the hill, after passing County Hall the property can be found on the right 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.

GROUND FLOOR  
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time of writing.  
Made with Metreplan ©2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	