



**6 CAVENDISH APARTMENTS**  
Cavendish Road, Matlock, DE4 3FN  
£185,000

An immaculately presented, light, and spacious apartment, conveniently located on the outskirts of the town, within an award-winning purpose-built apartment block. The accommodation offers: two double bedrooms; spacious living room; ensuite; family bathroom; and fitted kitchen. The property has an allocated parking space within the communal car park and shared use of communal gardens.

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 hallway where a door opens to:

### **RECEPTION HALLWAY**

With central heating radiator, downlight spotlights, and panelled doors opening to:

### **SITTING ROOM**

A light and spacious room with rear-aspect double-glazed windows flooding the room with natural light. There is a contemporary wall-mounted electric fire and connection for a wall-mounted TV. The room has a central heating radiator with thermostatic valve.

### **KITCHEN**

With front-aspect double-glazed windows enjoying views to the open countryside that surrounds the area. The kitchen has a good range of units in a light wood finish, with cupboards and drawers beneath a granite-effect worksurface with a tile splashback. 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 three-ring induction hob, over which is an extractor canopy. Beneath the hob is a fan-assisted electric oven. Integral appliances include fridge, freezer, and twelve-place-setting dishwasher. The worksurface returns to form a breakfast bar, and beneath the worksurface, there is space and connection for an automatic washing machine, for which the door is available for an integral washer dryer to be fitted, if required. The room is illuminated by spotlights and there is a central heating radiator with thermostatic valve.

### **BEDROOM ONE**

A spacious double bedroom with rear-aspect double-glazed windows and central heating radiator with thermostatic valve. The sliding mirror-front wardrobe is included in the sale. A panelled door opens to:

### **ENSUITE SHOWER ROOM**

Being partially tiled with a ceramic tile floor and having suite with: double-width shower cubicle with mixer shower; semi-countertop wash hand basin with storage cupboard beneath; and dual-flush close-coupled WC. The room has downlight spotlights, an extractor fan, and chrome-finished ladder-style towel radiator.

### **BEDROOM TWO**

Having front-aspect double-glazed windows, central heating radiator with thermostatic valve, television aerial point, and telephone point. Again the wardrobe is included in the sale.



## FAMILY BATHROOM

A half-tiled bathroom with ceramic tile-effect floor, having suite with: bath with mixer taps and handheld shower spray; wash hand basin with storage cupboard beneath and mirror fronted cabinet over; and dual-flush close-coupled WC. There is a chrome-finished ladder-style towel radiator, downlight spotlights, and an extractor fan.

From the hallway, a further panelled door opens to a deep storage cupboard, with a light.

## SERVICES AND GENERAL INFORMATION

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

**TENURE** Leasehold 999 years from 2000 Service and ground rent are combined at £2053 pa.


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

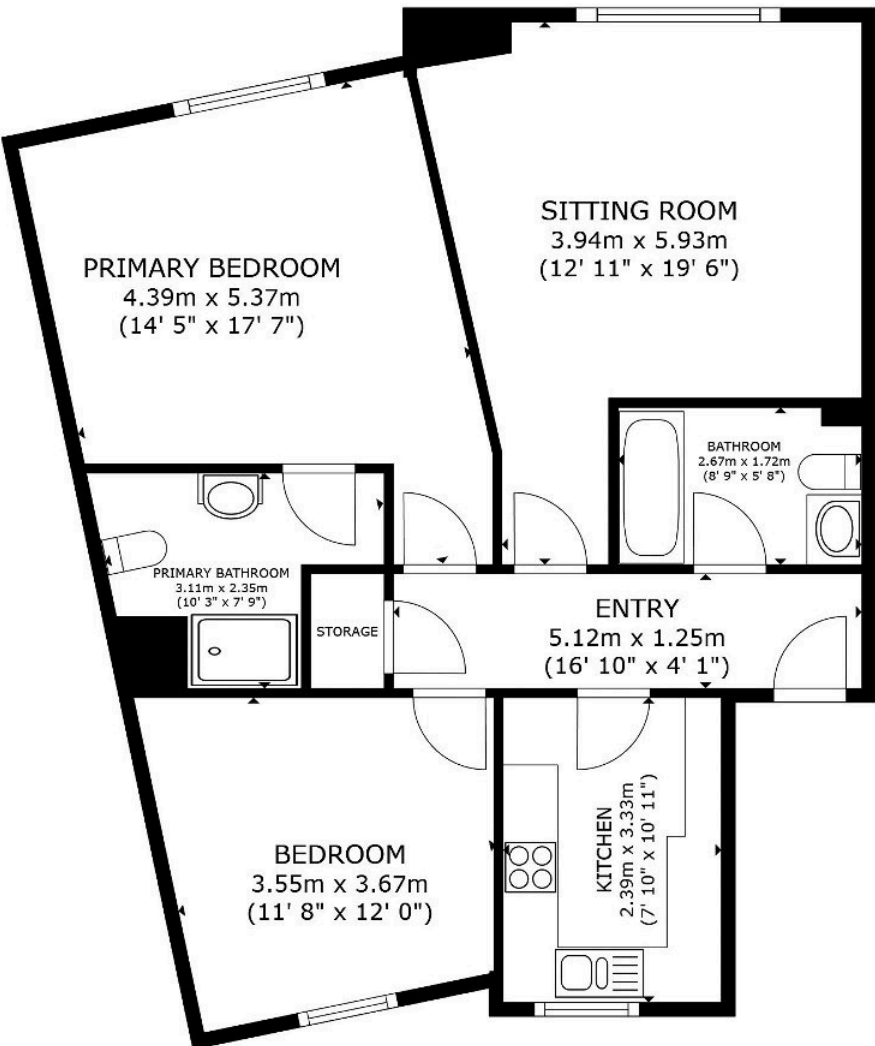
## DIRECTIONS

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 where the apartments can be found on the left hand side.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 80.4 m<sup>2</sup> (865 sq.ft.)  
 TOTAL : 80.4 m<sup>2</sup> (865 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**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.