



Sally Botham
ESTATES



1 MALVERN HOUSE
Smedley Street, Matlock, DE4 3JG
£196,000

A spacious ground-floor apartment, ideally located within easy reach of the town centre, where there are excellent amenities. The property offers: two double bedrooms; family bathroom; and spacious open-plan living-dining-kitchen with balcony off. There two a car parking spaces 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 Bakewell (8 miles). There is a branch line train station with a regular service to Derby and Nottingham.

01629 760899
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Entering the property via a half-glazed UPVC entrance door, which opens to:

RECEPTION HALLWAY

An L-shaped hallway with a side-aspect UPVC double-glazed window, central heating radiators with thermostatic valves, and a BT master socket. Concealed within a cupboard is the combination gas-fired boiler which provides hot water and central heating to the property. Below the boiler cupboard is a further cupboard concealing an integrated vacuum system. From the hallway, panelled doors open to:

OPEN-PLAN LIVING-DINING-KITCHEN

A delightfully spacious room with front-aspect UPVC double-glazed window and a glazed entrance door with floor-length sidelight panels opening to a quadrant-shaped balcony, from where there are views over the hillsides of the Derwent Valley. The sitting area of the room has central heating radiators with thermostatic valves, television aerial point with satellite facility, and wall lamp points. The kitchen area is fitted with a good range of shaker-style units in a light wood-effect finish, with cupboards and drawers beneath a worksurface with a tiled splashback. There are wall-mounted storage cupboards with under-cabinet lighting. Set within the worksurface is a Stoves four-burner gas hob, over which is an extractor canopy. There is a one-and-a-half-bowl stainless sink with mixer tap. Fitted within the kitchen is a Stoves eye-level fan-assisted electric oven. Further integral appliances include a twelve-place-setting dishwasher, washing machine, and a fridge-freezer. The kitchen area of the room is illuminated by downlight spotlights, and there is ample space for a dining table.



From the hallway, further panelled doors open to:

BEDROOM ONE

An exceptionally spacious room with dual-aspect UPVC double-glazed windows, downlight spotlights, and central heating radiators with thermostatic valves.

BEDROOM TWO

With UPVC double-glazed window overlooking the shared courtyard. The room has a central heating radiator with thermostatic valve, and a range of built-in wardrobes with sliding-mirror fronts, providing hanging space and storage shelving.



FAMILY BATHROOM

Being half-tiled and having a ceramic tile floor and suite with: panelled bath; tiled shower cubicle with mixer shower; pedestal wash hand basin with illuminated mirror over; and dual-flush close-coupled WC. The room has a ladder-style towel radiator and an extractor fan.

OUTSIDE

To the front of the property is a quadrant balcony enjoying views over the surrounding properties to the open countryside beyond. The property is approached via a communal courtyard, with steps rising to a communal car park, where there are two allocated parking spaces.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

TENURE Leasehold

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

DIRECTIONS

Leaving Matlock Crown Square via Bank Road, follow the road up the hill turning left by County Hall into Smedley Street where the property can be found on the right hand side.

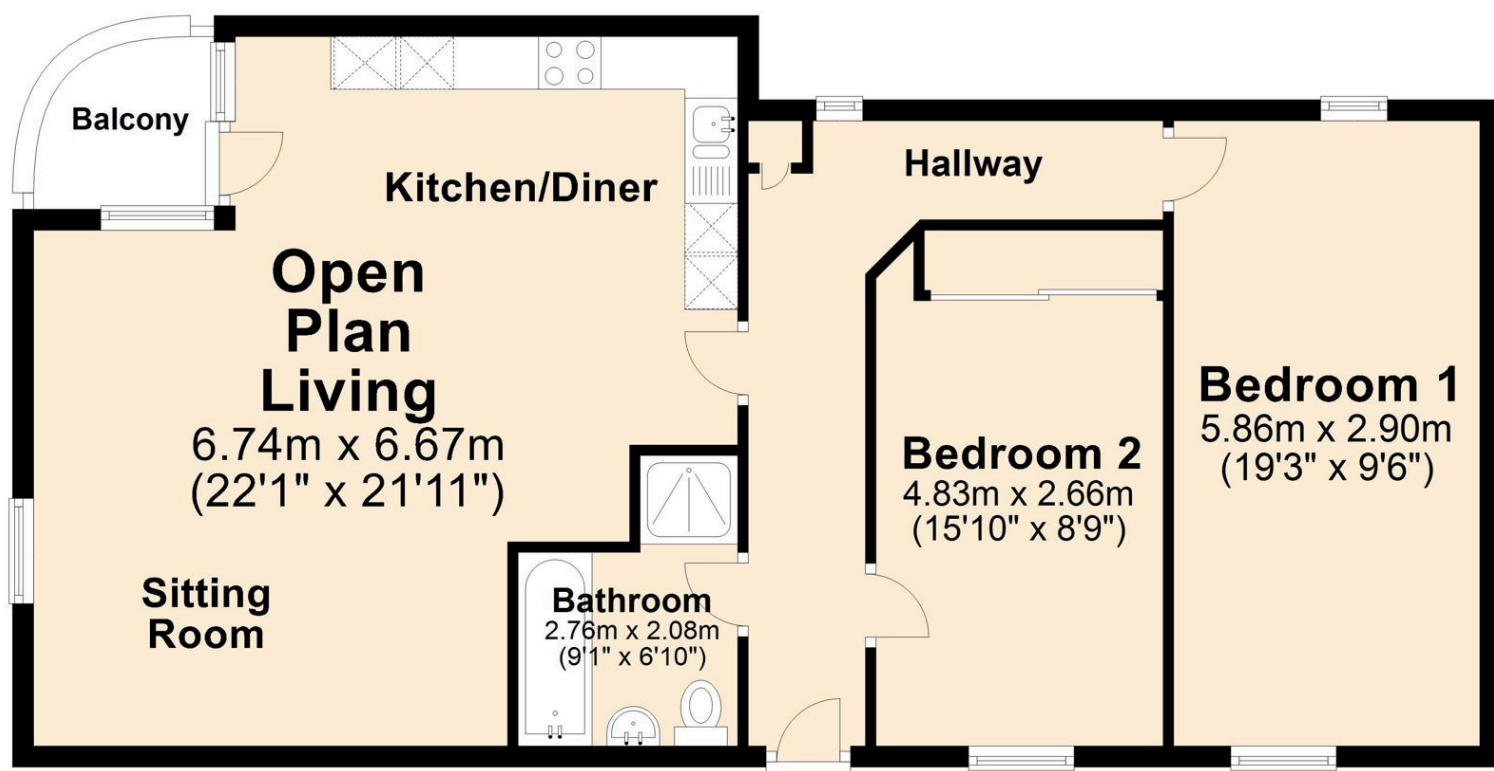


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Approx. 82.4 sq. metres (887.0 sq. feet)



Total area: approx. 82.4 sq. metres (887.0 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.

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