

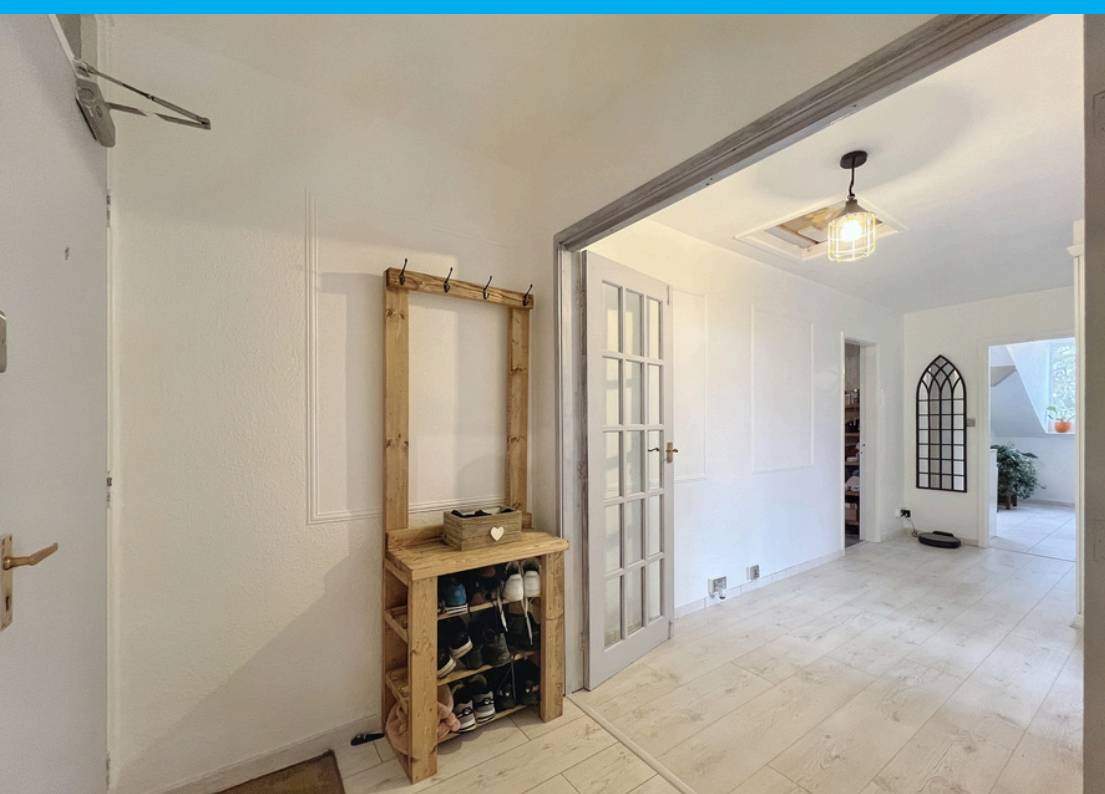


Sally Botham
ESTATES

16 RUTLAND COURT
Rutland Street, Matlock, DE4 3GN
Offers in excess of £195,000









An exceptionally spacious and bright top floor apartment offering three double bedrooms, spacious living dining room, fitted kitchen and good-sized bathroom. Parking is provided via an allocated parking space within a communal car park. The apartment is ideally located close to Matlock centre and excellent local amenities.

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 a safety panelled entrance door, with light window over, which opens to:

ENTRANCE LOBBY 2.0m x 1.5m

Having wood-effect flooring, borrowed light window to the stairwell, and a pair of glazed panel doors which open to:

INNER LOBBY 4.7m x 2.0m

With wood-effect flooring, a range of contemporary fitted cupboards with hanging rails, drawers and shelving providing storage space, and a glazed panel door with obscured glass which opens to:

LIVING DINING ROOM 4.8m x 3.9m and 4.4m x 4.05m

Within the living area is a front aspect double glazed window and further Velux roof light window providing superb views over Matlock to Riber Castle and the surrounding Derbyshire Dales countryside. There is tiling to the floor, wall and centre ceiling light points, USB points, television aerial point, telephone point, and a painted exposed-brick feature wall and chimney breast, with painted brick hearth housing an electric fire.

To the dining area are dual aspect Velux roof light windows, wall and centre ceiling light points, tiling to the floor continuing through from the living area, fitted shelving, and an inset picture alcove to the wall.

From the inner lobby, a door opening leads to:

BATHROOM 3.6m x 3.4m

Having rear aspect upvc double glazed windows with fitted blind, and being illuminated by downlight spotlights. A good sized room, full tiled, having suite with jacuzzi bath with air pressure jets; his-and-hers porcelain hand wash basins with mixer taps, tile splashback, storage cupboards beneath and fitted mirror over; shower cubicle with mermaid board splashback and mixer shower with handheld and overhead shower spray. There is a chrome-finish ladder-style towel radiator, and an extractor fan.

From the entrance lobby, an opening leads to:

HALLWAY 7.6m x 0.9m

With fitted coat hooks, wood-effect flooring, borrowed light window to the stairwell, fire exit safety door opening to the building stairwell, and panelled doors opening to:

BEDROOM ONE 4.1m x 3.7m

Having front aspect upvc double glazed windows with far-reaching countryside views, wood-effect flooring, and a wood-panelled feature wall. A spacious double bedroom with fitted electric fire, inset wardrobe with hanging rail and shelf providing storage space, and USB points.

BEDROOM TWO 3.6m x 2.9m

With front aspect upvc double glazed windows having similar views to bedroom one, a double bedroom with wood-effect flooring, and a useful inset wardrobe with hanging rail and shelving providing storage space.

BEDROOM THREE 3.6m x 3.0m

Having a front aspect upvc double glazed window, fitted shelving unit, wood-effect flooring, and inset wardrobe with hanging rail and shelving providing storage space

PARKING

There is parking for one vehicle via an allocated space within the communal car park.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

TENURE Leasehold

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

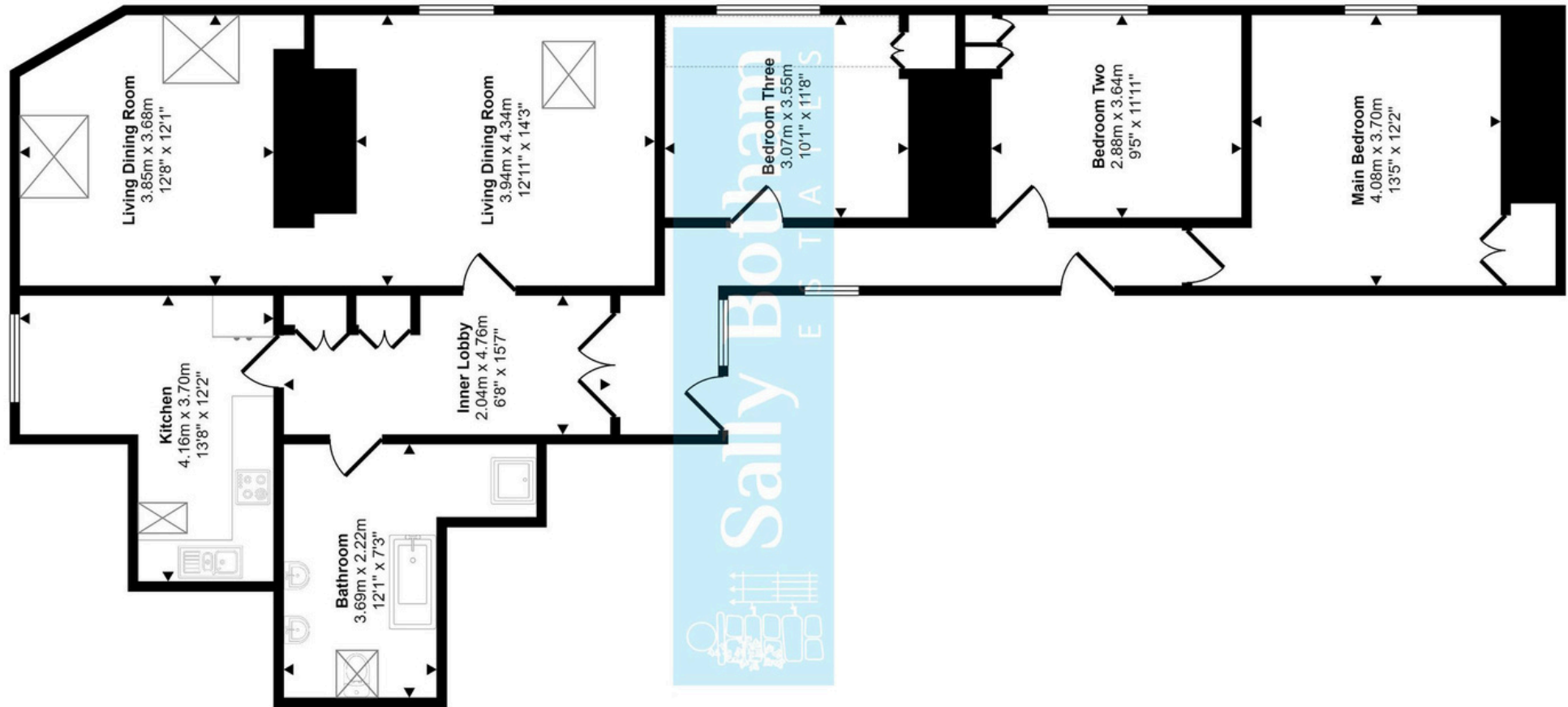
DIRECTIONS

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.

Approx Gross Internal Area
124 sq m / 1333 sq ft



☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

enquiries@sallybotham.co.uk
01629 760899