



## **2 CAVENDISH APARTMENTS**

**Cavendish Road, Matlock, DE4 3FN**  
**Offers in the region of £180,000**

A spacious first floor apartment situated within easy reach of the town centre of Matlock offering two double bedrooms, en-suite, family bathroom, spacious living room and well equipped modern kitchen.

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 first floor communal landing a door opens to:

### **ENTRANCE HALLWAY**

An L-shaped hallway with an inset matwell, central heating radiator and panelled doors opening to:

### **LIVING ROOM**

Having dual-aspect double-glazed casement windows flooding the room with natural light and having views over the surrounding properties to the open countryside. The room has a central heating radiator with thermostatic valve, television aerial point with satellite facility, and telephone point.



### **BREAKFAST KITCHEN**

With a front-aspect UPVC double-glazed window, having ceramic tiles to the floor, and a range of shaker-style kitchen units 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 one-and-a-half bowl sink with mixer tap, and a four-ring ceramic hob over which is an extractor canopy. Beneath the hob is a fan-assisted electric oven. Integral appliances include fridge-freezer, 12-place-setting dishwasher, and washing machine. The worksurface returns to form a breakfast bar and the room has a central heating radiator with thermostatic valve.



From the reception hallway, a door opens to:

### **CLOAK CUPBOARD**

A useful walk-in cloak cupboard with hanging space.

### **BEDROOM ONE**

Having rear-aspect double-glazed casement windows, central heating radiator with thermostatic valve, and television aerial and telephone points. A panelled door opens to:

### **EN-SUITE SHOWER ROOM**

With a side-aspect window with obscured glass, ceramic tiled floor, and suite with: double-width shower cubicle with mixer shower, pedestal wash hand basin, and dual-flush close-coupled WC. There is a chrome-finished ladder-style towel radiator and an extractor fan.



### **BEDROOM TWO**

With a rear-aspect double-glazed casement window, central heating radiator with thermostatic valve, and television aerial and telephone points.

**FAMILY BATHROOM**

Being partially-tiled to dado height with a ceramic tiled floor, and having a suite with: panelled bath, pedestal wash hand basin, and dual-flush close-coupled WC. There is a chrome-finished ladder-style towel radiator, shaver point, and extractor fan. The room is illuminated by halogen downlight spotlights.



**SERVICES AND GENERAL INFORMATION**

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

**TENURE** Leasehold 999 years from 2000

Service and ground rent are combined at £1,860.38 pa. Please note - Pets may be allowed subject to an agreement with the management company.

For Broadband speed, please go to [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

For Mobile Phone coverage, please go to [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)



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

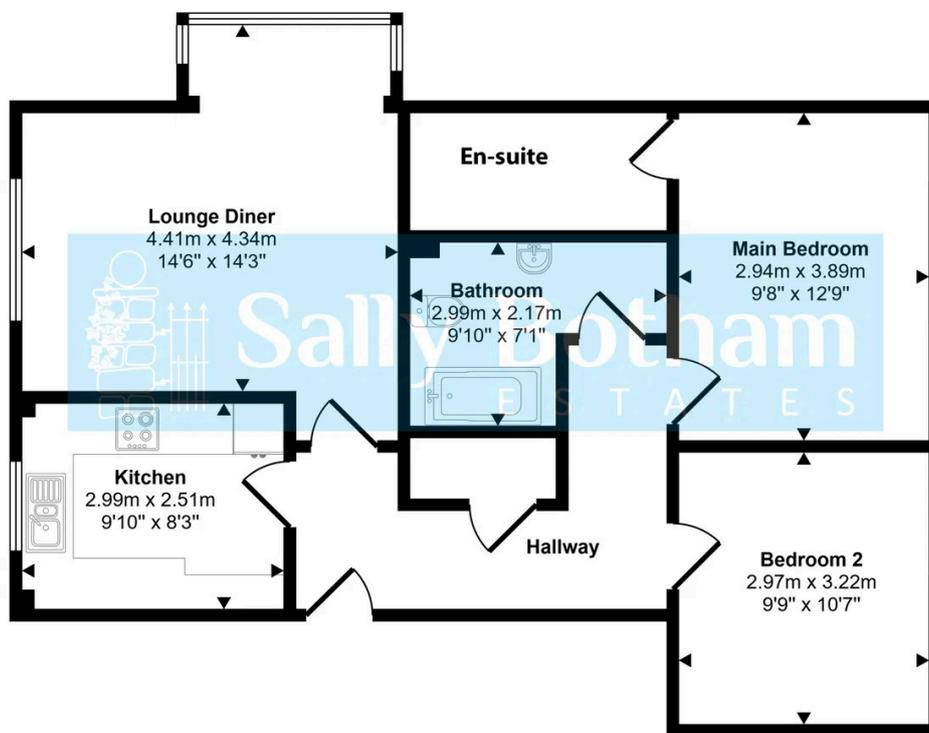
**DIRECTIONS**

Leaving Matlock Crown Square via Bank Road follow the road up the hill and around the sharp right-hand bend, take the left turn into Cavendish Road, Cavendish apartments 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>	80	80
(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	

Approx Gross Internal Area  
70 sq m / 749 sq ft



Floorplan

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.



**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.

01629 760899  
sallybotham.co.uk