



APARTMENT 17, BAILEYS MILL
Bentley Brook, Matlock, DE4 5NR
Offers in the region of £180,000

Set in a peaceful village near Matlock is this spacious two-bedroom third-floor apartment, located in a converted mill. The accommodation comprises: exceptionally spacious and modern open-plan kitchen-living-dining room; two double bedrooms; and good-sized family bathroom. The property enjoys character features, including exposed brick throughout, original windows, and exposed beams to the ceiling. There is ample off-road private parking and is within easy reach of Matlock town centre, Matlock Bath, Derby, Chesterfield, and the M1. The property is also in the catchment area of multiple high-standard schools.



Entering the property via a UPVC fire door, which opens to:

ENTRANCE HALLWAY 4.41m x 1.47m

With delightful, exposed brick walls and wall-light points. A wooden door opens to handy storage space which could be utilised as a cloak room. Floor-to-ceiling borrowed light windows surrounded a wooden door which opens to the kitchen-living-dining room. Further doors open to:

FAMILY BATHROOM 1.95m x 1.85m

A fully tiled room with exposed beam to the ceiling, and three piece suite comprising: pedestal wash hand basin with mixer tap; close-coupled WC; bath with mixer tap and mixer shower head attachment. Within the room is a shaving point, an extractor fan, a ladder-style towel radiator, and a wall-mounted mirrored cabinet.



BEDROOM ONE 3.30m x 3.22m

With exposed beams to the ceiling, wall-light points, and rear-aspect views through a paned window to the neighbouring properties and the delightful open woodlands beyond. There is open-display shelving and an electric heater.

BEDROOM TWO 3.05m x 2.85m

Having similar views to bedroom one, there is open-display shelving, wall-light points, and an electric heater.



KITCHEN-LIVING-DINING ROOM 8.20m x 5.77m (maximum measurements)

The lounge area has exposed brick and stone to the walls and an original beam to the ceiling. There are rear-aspect windows built into the curvature of the mill. There are wall-light points and an electric heated radiator, as well as a television aerial point and internet connection point.



A walkway from the lounge area leads to the kitchen-diner, which enjoys similar views across the open countryside through an arched window. There are beams to the ceiling and is well-stocked with cabinets and appliances. There is a marble-effect worksurface with tiled splashback. Set within the worksurface is a one-and-a-half-bowl sink with mixer tap and a Neff four-ring induction hob. Set beneath the worksurface are cupboards and drawers, as well as an integrated

Hotpoint oven, an open-display wine rack, and further integrated appliances including a washing machine, a dishwasher and a fridge-freezer. There are wall-mounted storage cupboards, and a Hotpoint extractor hood over the hob. There is a further extractor fan and an electric radiator.

OUTSIDE

The property has an allocated parking space for one vehicle, as well as secure gated entry into the building, and lift access to all floors.

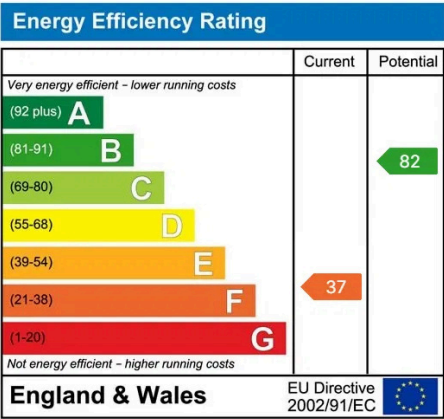
SERVICES AND GENERAL INFORMATION

The building is connected to mains electricity and is leasehold. For broadband speed and mobile phone coverage please go to www.ofcom.org.uk

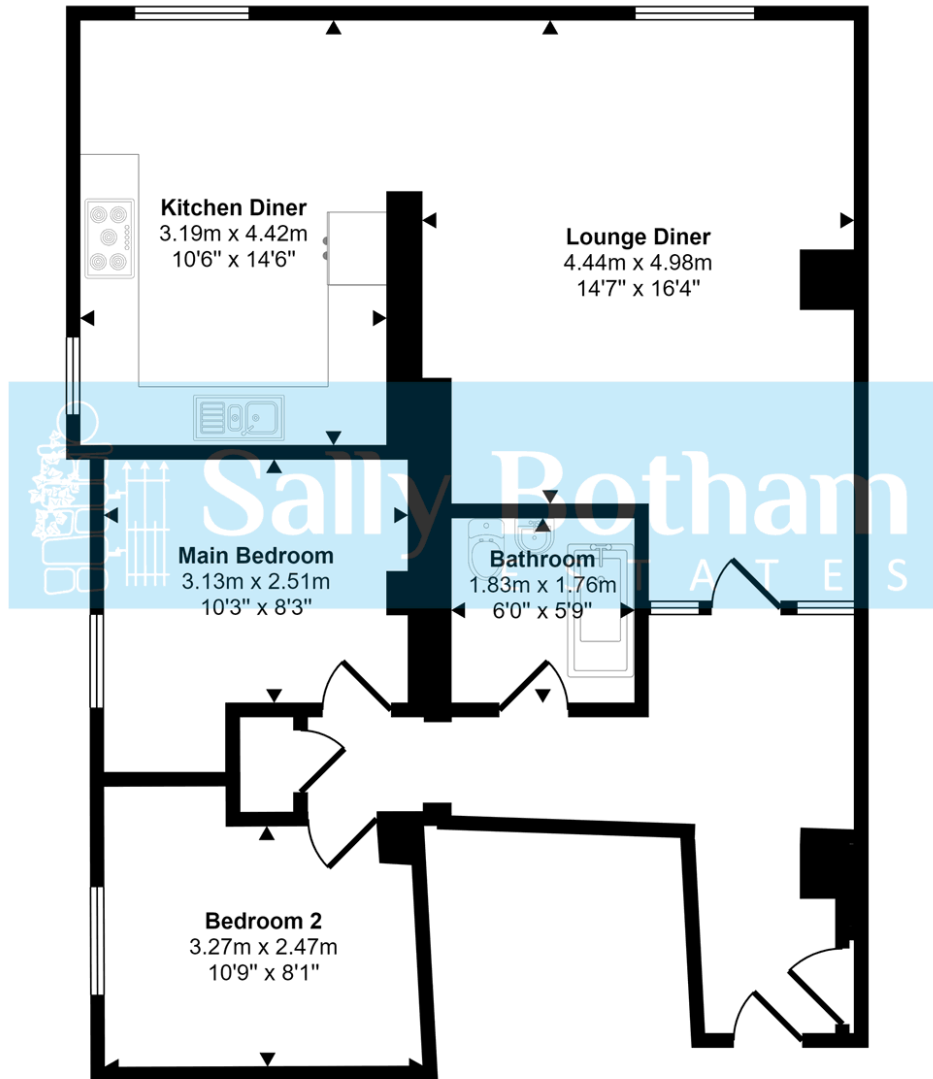
TENURE Leasehold
Lease Length: 980 years remaining.

Ground Rent and Service Charge £2,433.00 per year.

COUNCIL TAX BAND (Correct at time of publication) ‘C’



Approx Gross Internal Area
76 sq m / 820 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.