



Sally Botham
ESTATES



FLAT 12 RUTLAND COURT
Rutland Street, Matlock, DE4 3GN
Offers over £135,000

A spacious top-floor apartment with commanding views, ideally located within easy reach of the town centre of Matlock. The accommodation offers: two bedrooms, family bathroom, fitted kitchen, sitting room, dining room, and there is an allocated parking space 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.

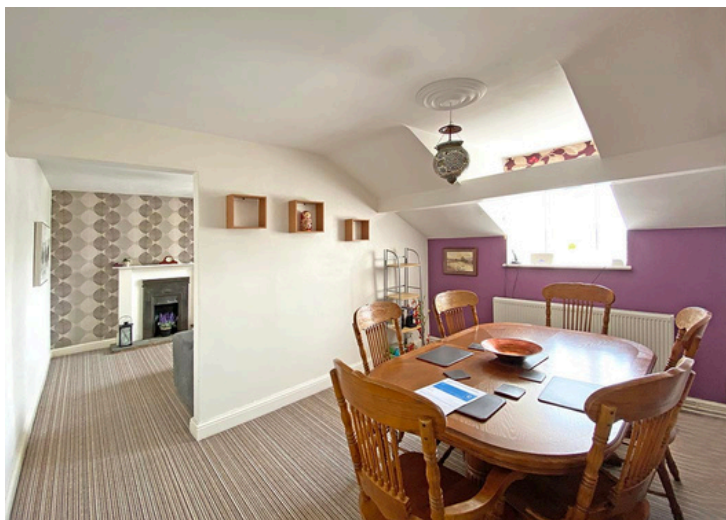
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Entering the property via a communal corridor through a door leading to:

HALLWAY 7.44m x 1.42m

Having a side-aspect UPVC double-glazed window with views reaching west to Stanton Moor and Oker Hill. There is a central heating radiator with thermostatic valve, and a deep storage cupboard housing the boiler which provides hot water and central heating to the property. From the hallway, Georgian-style panelled doors open to:



DINING ROOM 3.76m x 3.08m (measured into the alcove)

With a front-aspect UPVC double-glazed dormer window with views over the town to High Tor and the Heights of Abraham. The room has a central heating radiator with thermostatic valve, and a telephone point. A broad opening leads to:

SITTING ROOM 3.78m x 3.54m

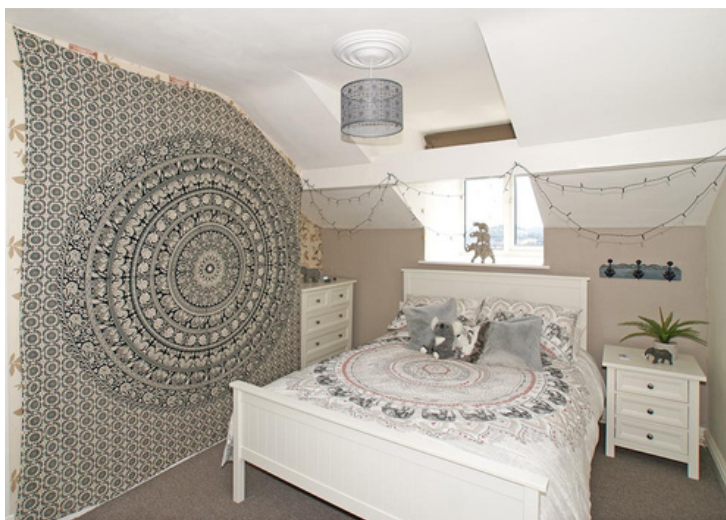
Having a front-aspect UPVC double-glazed dormer window with views reaching over the town to Riber Castle, High Tor, Heights of Abraham, and Masson. The room has a decorative fireplace with painted surround and cast-iron insert creating a display feature. There is a central heating radiator with thermostatic valve and a television aerial point.



From the hall, further doors open to:

KITCHEN 3.48m x 2.17m

Having a Velux rooflight window, wood-effect laminate flooring, and a range of shaker-style units with cupboards and drawers beneath a roll-edged worksurface with tiled splashback, fitted wine racks, and larder cupboard. There is space and connection for a washing machine and under-counter fridge. Fitted within the worksurface is a Zanussi four-burner hob, beneath which is an Indesit electric oven. There is a one-and-a-half bowl stainless sink with mixer tap, a ladder-style towel radiator, and ample space for a breakfast table.



BEDROOM ONE 2.67m x 3.77m

Having a front-aspect dormer window overlooking the town and surrounding hillside, and central heating radiator with thermostatic valve.

BEDROOM TWO 3.48m x 3.99m

Having dual-aspect UPVC double-glazed Velux rooflights taking advantage of the far-reaching views. The room has a feature fireplace with a mirrored insert, and central heating radiator with thermostatic valve.

FAMILY BATHROOM 2.68m x 1.66m

A partially tiled room with a Velux rooflight window, suite with: panelled bath with mixer shower and glass shower screen; pedestal wash hand basin with mirrored cabinet over; and dual-flush close-coupled WC. There is a ladder-style towel radiator and a deep built-in storage cupboard.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property

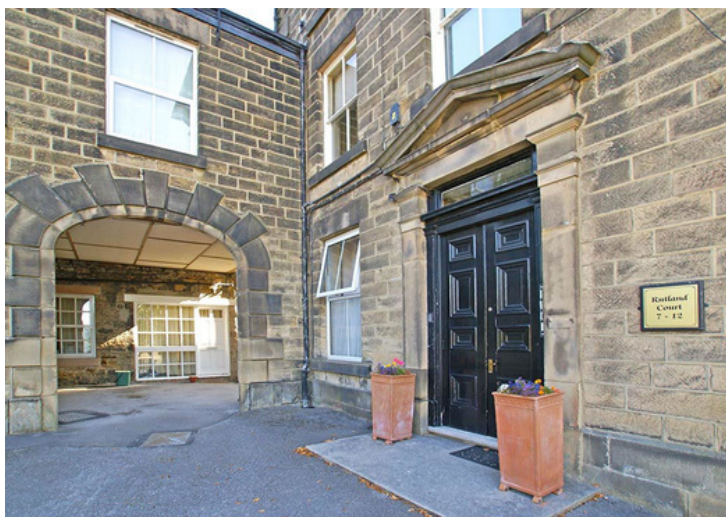
GROUND RENT (£PA): £20

SERVICE CHARGE (£PA): £1700

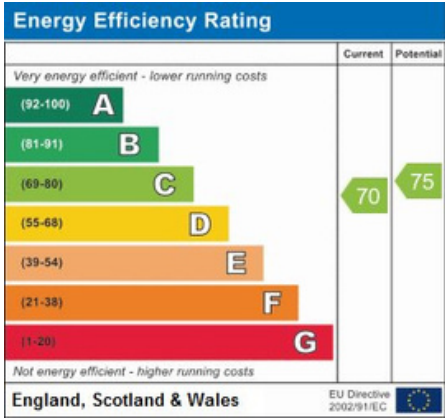
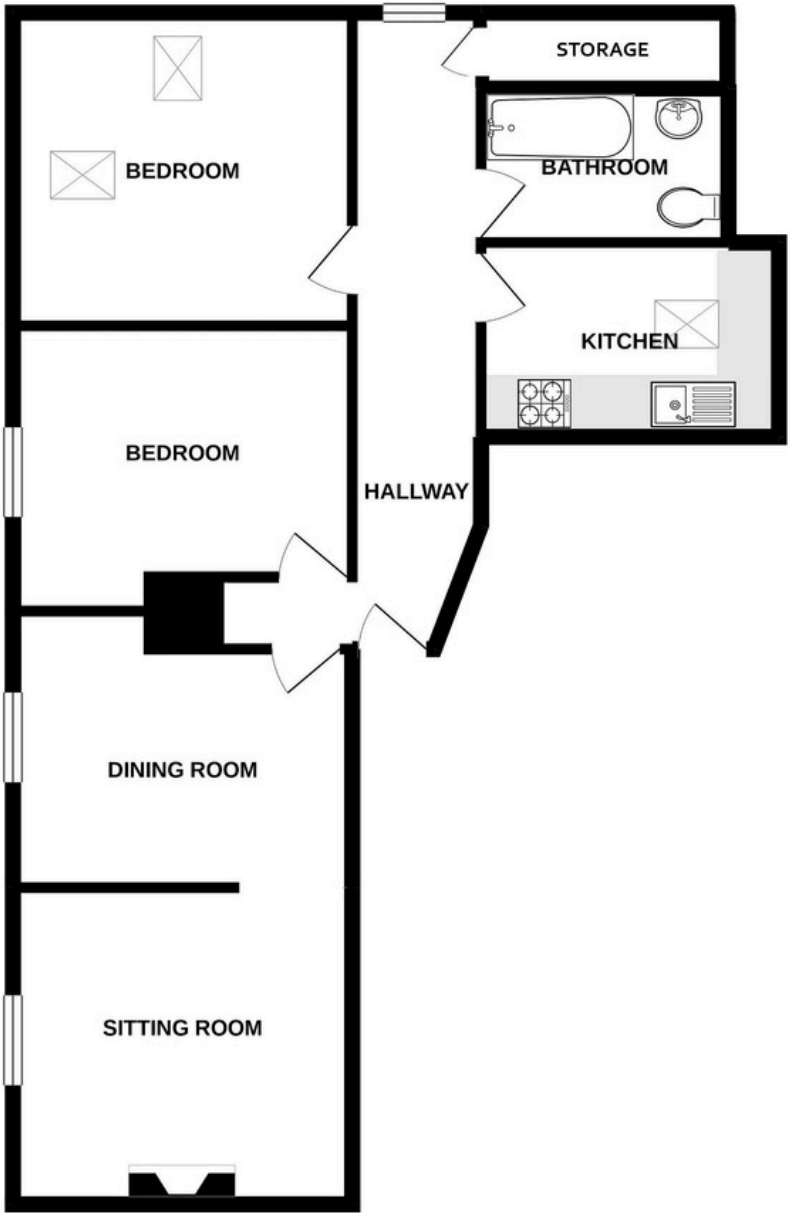
MANGEMENT FEE (£PA): £284

TENURE Leasehold (149 yrs remaining)

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



GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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