

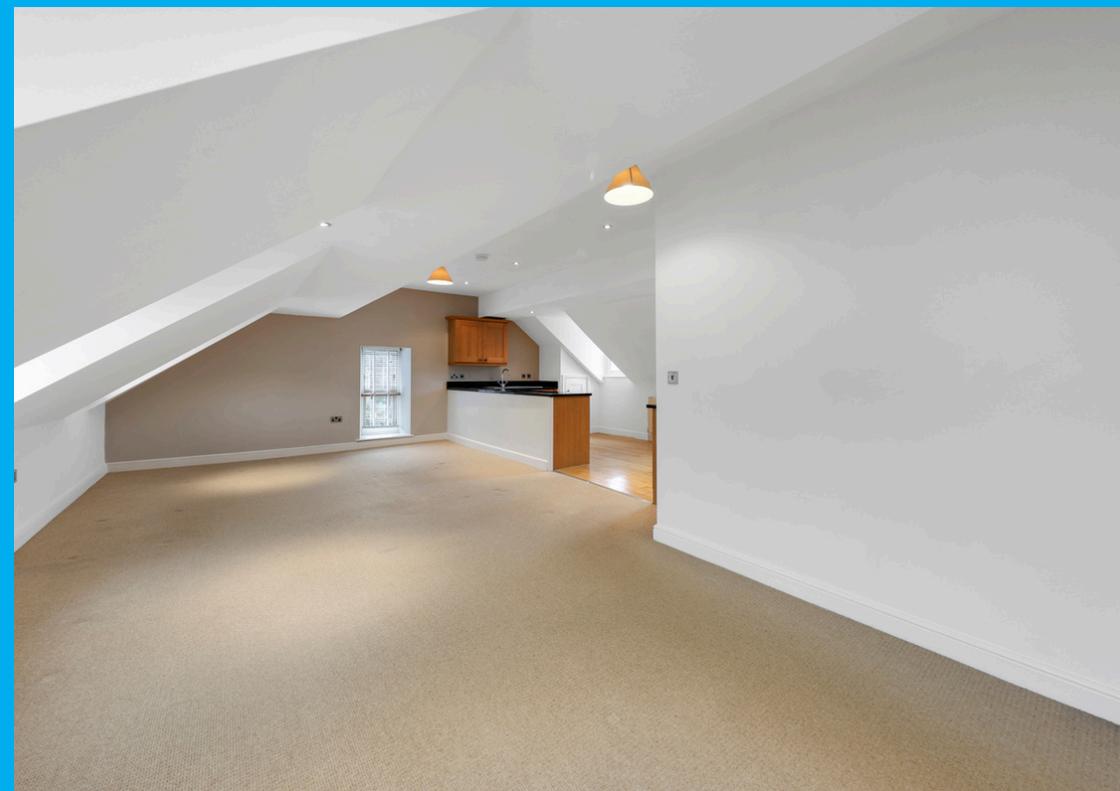


**Sally Botham**  
ESTATES

**7 BANK MANOR**  
Bank Road, Matlock, DE4 3NF  
£235,000









**A delightfully spacious second-floor penthouse apartment, ideally located close to the town centre. Situated within an historic Victorian building, the apartment enjoys fine views over the town to the open countryside beyond. The spacious accommodation offers: two large double bedrooms; en-suite and family bathrooms; a good-size open-plan living dining kitchen. There is a communal garden and 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.**

Entering the property via a panelled entrance door, which opens from the first floor landing to a three-quarter turn staircase rising to:

#### **RECEPTION HALLWAY**

With a front-aspect dormer window with views over Bank Road towards County Hall. There is a central heating radiator, intercom link to the main entrance door, and a door opening to a cloak cupboard housing the electricity distribution system. Further panelled doors open to:

#### **OPEN-PLAN LIVING DINING KITCHEN**

A delightfully spacious room with dual-aspect double-glazed dormer windows, and a further gable-end window flooding the room with natural light. The room is illuminated by downlight spotlights, and there are central heating radiators with thermostatic valves, and a television aerial point with satellite facility to the sitting area. The kitchen area of the room has rear-aspect double-glazed windows enjoying superb views over the town, taking in Riber Castle, High Tor, and the Heights of Abraham. The kitchen has polished oak flooring, and a good range of units in a light oak finish, with a quartz worksurface with matching upstand. The worksurface returns to form a peninsula room divide. There are a wall-mounted storage cupboards. Set within the worksurface is a one-and-a-half-bowl sink with mixer tap and a four-ring gas hob, over which is a cooker hood. Beneath the hob is a fan-assisted electric oven. Integral appliances include fridge, freezer, 12-place-setting dishwasher, and Hotpoint automatic washing machine. There is space within the kitchen for a breakfast table if required. Concealed within a cupboard is the combination gas-fired boiler, which provides hot water and central heating to the property.

#### **BEDROOM ONE**

A large double bedroom with rear-aspect dormer windows overlooking the gardens and the town to the open countryside beyond. The room has a good range of built-in wardrobes providing hanging rails, storage shelving, and fitted drawers. There is a central

heating radiator with thermostatic valve and a television aerial point. A panelled door opens to:

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

Being fully-tiled with ceramic tile floor and having a double-glazed window with obscured glass. Suite with: quadrant shower cubicle with mixer shower; contemporary wall-hung wash hand basin with fitted mirror over; and a dual-flush close-coupled WC. There is a chrome-finished ladder-style towel radiator and an extractor fan.

#### **BEDROOM TWO**

Again with rear-aspect double-glazed windows with fine views over the town. The room has a central heating radiator with thermostatic valve, television aerial point, and telephone point.

#### **FAMILY BATHROOM**

Being fully tiled with a ceramic tile floor and having a double-glazed window with obscured glass. Suite with: inset bath, having a mixer shower over and glass shower screen; contemporary wall-hung wash hand basin with pillar tap and mirror over; and dual-flush close-coupled WC. There is a chrome-finished ladder-style towel radiator, and an extractor fan.

#### **OUTSIDE**

The property is approached via a communal car park, where there is an allocated parking space for the apartment. Lying to the rear of the property is an area of communal garden, mainly laid to lawn, with borders having ornamental shrubs and mature trees.

#### **SERVICES AND GENERAL INFORMATION**

All mains services are connected to the property.

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)

**TENURE** Share of Freehold

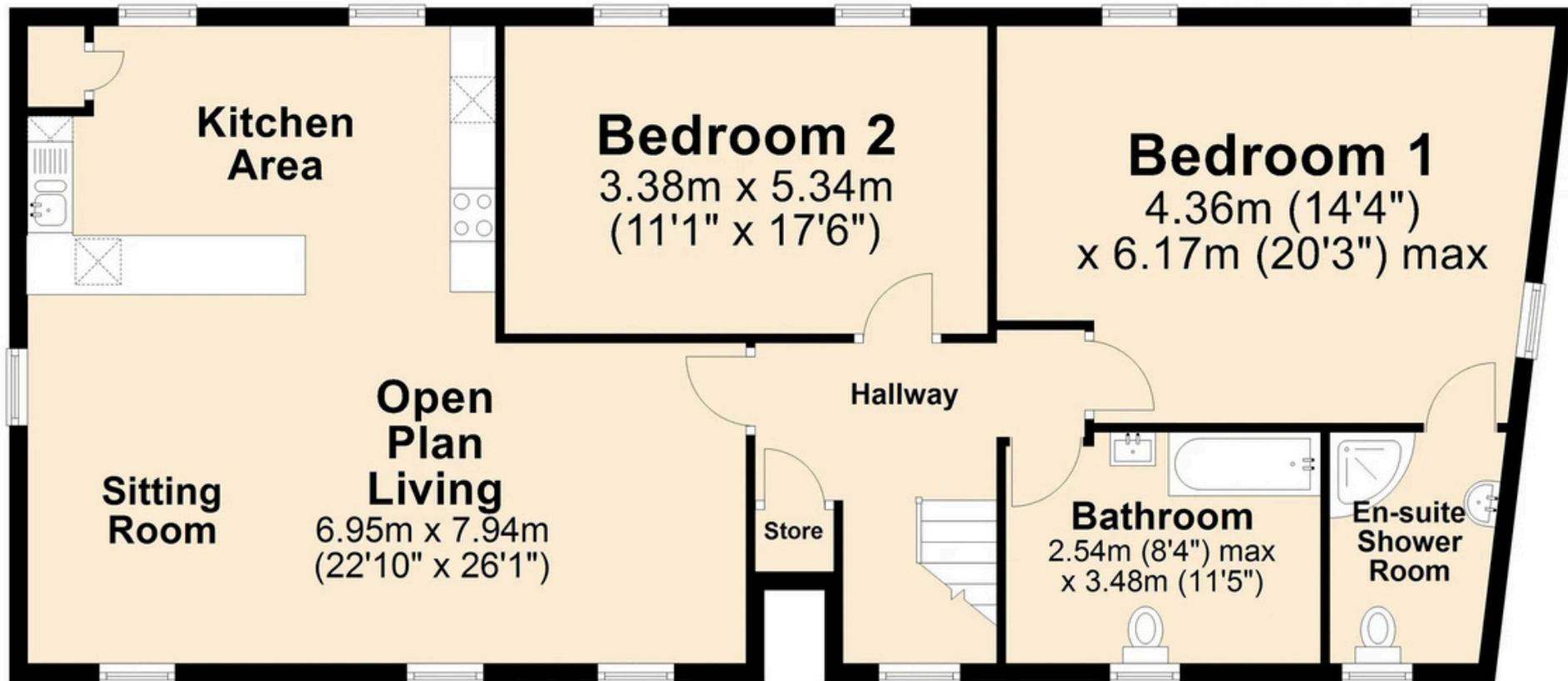
**COUNCIL TAX BAND** (Correct at time of publication) 'C'

#### **DIRECTIONS**

Leaving Matlock Crown Square via Bank Road, the property can be found on the right shortly after the catholic church.

## Second Floor

Approx. 114.2 sq. metres (1229.1 sq. feet)



Total area: approx. 114.2 sq. metres (1229.1 sq. feet)











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

[enquiries@sallybotham.co.uk](mailto:enquiries@sallybotham.co.uk)  
01629 760899