



**Sally Botham**  
ESTATES



**FLAT 6 TAWNEY HOUSE**  
**Matlock Green, DE4 3BT**  
**£180,000**

A characterful and spacious first and second floor duplex apartment, located in an historic building, close to local amenities and within level walking of the town centre. The accommodation offers: open-plan living-dining-kitchen, two double bedrooms, family bathroom and reception hallway. The apartment enjoys delightful views towards both the church and Riber Castle. There is parking 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, 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 external steps which lead to a composite entrance door with a double-glazed panel, which opens to:

### **RECEPTION HALLWAY**

A split-level hallway with a staircase open to the living-dining-kitchen. The hallway is illuminated by downlight spotlights. There is a useful under-stairs storage cupboard and panelled doors opening to:

### **BEDROOM ONE**

A light and spacious room with an arch-topped leaded original window, flooding the room with natural light and enjoying a fine view of the church. The room has a central heating radiator with a thermostatic valve, wall lamp points, television aerial point, and telephone point.

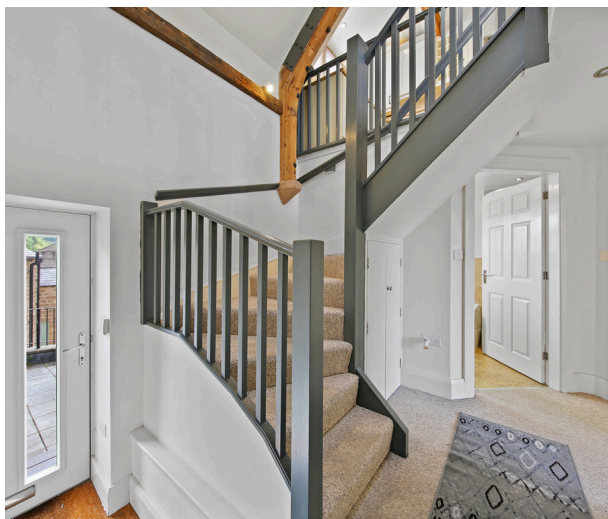
### **BEDROOM TWO**

Again with an original arch-topped window having similar views to bedroom one. There is a central heating radiator with thermostatic valve, wall lamp points, and a television aerial point.



### **FAMILY BATHROOM**

Has a UPVC double-glazed window with obscured glass and is half-tiled with travertine limestone tiles with a matching vinyl floor. Includes a panelled bath, pedestal wash basin, dual-flush close-coupled WC, quadrant shower cubicle with mixer shower. The room has a shaver point, extractor fan, and chrome-finished ladder-style towel radiator.



From the hallway, a three-quarter turn staircase rises to:

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

A delightfully spacious room, open to the apex of the roof, with a pair of fine original king post trusses, creating a characterful lofty space. There are dual-aspect double-glazed dormer windows and further Velux rooflights flooding the room with natural light. The rear window, complete with window seat, looks out over the surrounding properties and the church to the open countryside beyond. The front aspect dormer window enjoys views over Matlock Green towards Riber. The room is illuminated by downlight spotlights with a pendant over the dining table space. There is a central heating radiator with thermostatic valve, and an open gallery rail to the staircase and hallway.



The kitchen is fitted with a range of shaker-style units, with cupboards and drawers beneath a timber-effect worksurface with a travertine tile splashback. There



are wall-mounted storage cupboards and a fitted wine rack. Concealed within one of the cupboards is the gas-fired boiler which provides hot water and central heating to the property. Set within the worksurface is a one-and-a-half-bowl stainless sink with mixer tap, and a four-burner Neff gas hob, over which is an extractor canopy. Beneath the hob is a Neff fan-assisted electric oven. There is an integral fridge, freezer, and twelve-place-setting dishwasher.

The living room has polished bamboo flooring, with travertine-effect vinyl tiles to the kitchen area. There is a television aerial point with satellite facility and a telephone point.





## OUTSIDE

There is a communal car park with an allocated space.

## SERVICES AND GENERAL INFORMATION

All mains services are connected to the property. The apartment occupies the first and second floors of the building and is accessed via external staircases. Fibre broadband is available in the area.

## TENURE

Leasehold

999 years from 2007 (980 years remaining)


Service Charge £2000 PA

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

## DIRECTIONS

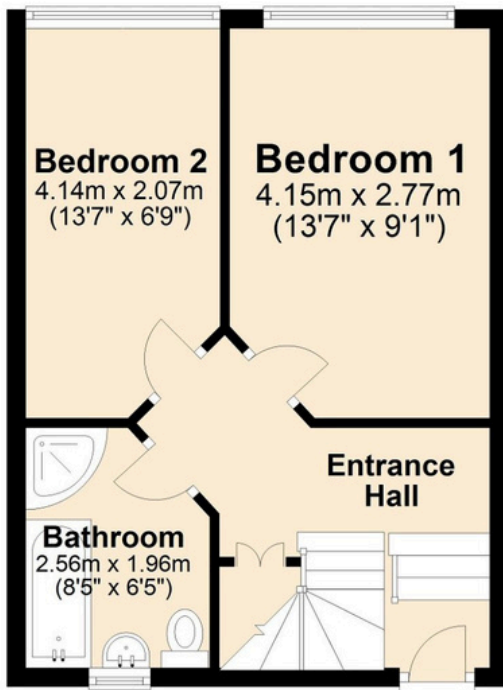
Leaving Matlock Crown Square along the A615 towards Alfreton, after passing the park Tawney house can be found on the right-hand side after the funeral directors opposite the bus shelter. The drive to the left of the building leads to the car park.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

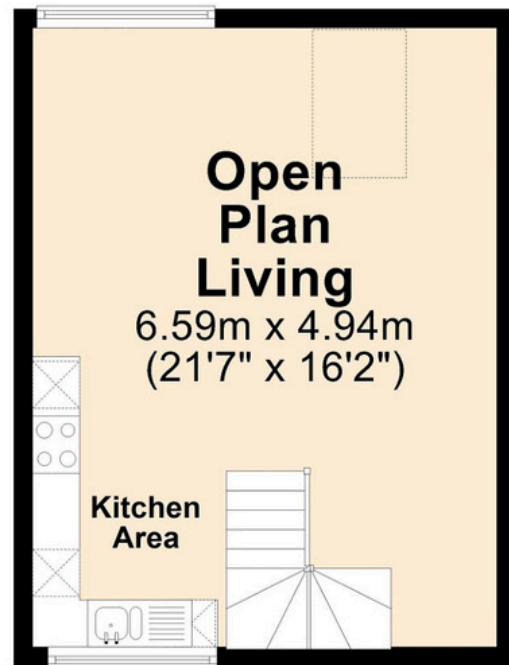
## Ground Floor

Approx. 33.6 sq. metres (362.0 sq. feet)



## First Floor

Approx. 32.6 sq. metres (350.4 sq. feet)



Total area: approx. 66.2 sq. metres (712.4 sq. feet)

## 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.