



Sally Botham
ESTATES

APARTMENT 6, BAILEYS MILL
Bentley Brook, Matlock, DE4 5NR
£160,000



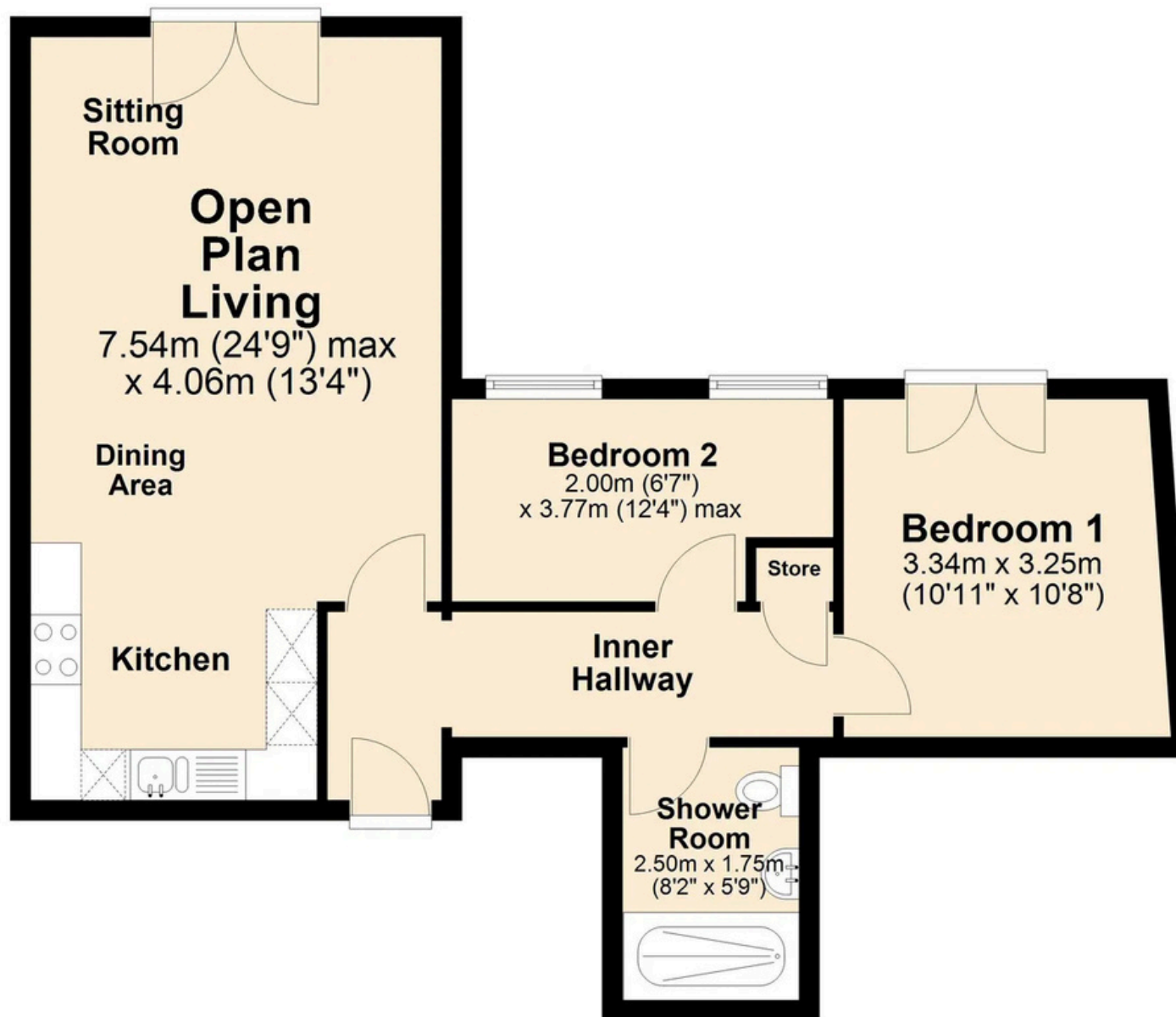






First Floor

Approx. 58.6 sq. metres (631.2 sq. feet)



Total area: approx. 58.6 sq. metres (631.2 sq. feet)

A beautifully presented first-floor apartment, set within a characterful historic corn mill and brimming with charm. Original features, including exposed brick walls and a striking beam with cast iron stanchion, create a unique sense of style, while modern comforts ensure easy living. Perfectly positioned on the edge of Matlock, the home offers two double bedrooms, a spacious open-plan kitchen, dining and living area, and a well-appointed family bathroom. An allocated parking space adds convenience, while the option to purchase the tasteful furnishings and fittings makes this an effortless move-in opportunity. With its blend of heritage, comfort and practicality, this apartment is an ideal lock-up-and-leave retreat or a ready-made furnished buy-to-let.

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 landing, an entrance door opens to:

RECEPTION HALLWAY

Having a wall-mounted electric panel heater, wall lamp points, intercom link to the main entrance door, and doors opening to:

LIVING DINING KITCHEN

A delightfully spacious room with front-aspect half-glazed doors opening to a Juliet balcony and enjoying views over the communal carpark to the wooded hills that surround the area. The room has an original exposed beam to the ceiling, supported on an original cast iron stanchion. The kitchen area of the room is fitted with a good range of units in a shaker-style light wood-effect finish, with cupboards and drawers beneath a granite-effect worksurface with a tile splashback. There are wall-mounted storage cupboards with under-cabinet lighting. Set within the worksurface is a one-and-a-half-bowl stainless sink with mixer tap and a four-ring ceramic hob, over which is an extractor hood. Beneath the hob is a fan-assisted electric oven. Integral appliances include fridge-freezer, washing machine, and a slimline dishwasher. There

is a Passivent extractor. The sitting-dining area of the room has wall lamp points, electric wall-mounted panel heaters, a BT Open Reach socket with broadband facility, and a television aerial point. There is a table lamp circuit.

From the hallway, further doors open to:

AIRING CUPBOARD

Having slatted linen storage shelving, and housing the hot water cylinder, which is fitted with dual immersion heaters.

BEDROOM ONE

With front-aspect half-glazed French doors opening to a Juliet balcony. The room has a feature exposed brick wall, wall-mounted electric panel heater, and wall lamp points controlled by a dimmer switch.

BEDROOM TWO

Having a pair of front-aspect cottage-style windows with similar views to the living room. The room has a wall-mounted electric panel heater, wall lamp points, and a telephone point.

FAMILY SHOWER ROOM

Being partially tiled and having suite with: walk-in shower cubicle with mixer shower, having handheld shower spray and monsoon-style rain head; contemporary wall-mounted wash hand basin with pillar tap; and dual-flush close-coupled WC. The room has a ceramic tile floor with electric under-floor heating, along with a shaver point, a Passivent extractor, and a chrome-finished ladder-style towel radiator.

FURNITURE

All furniture is available subject to separate negotiation between the vendor and buyer.

OUTSIDE

To the front of the property is a communal car park with an allocated parking space and visitor spaces. To the rear of the property are communal gardens.

SERVICES AND GENERAL INFORMATION

Mains electricity, water, and drainage are connected to the property. Within the basement of the building is a large storage cellar shared by all the apartments.

For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage
For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

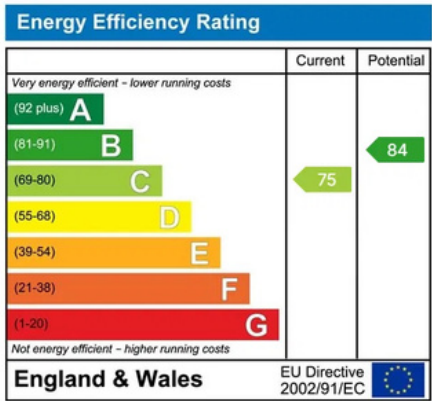
TENURE Leasehold

- Lease Length 999 years from 2004.
- Ground Rent and Service Charge £2,433.00 per year.

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

DIRECTIONS

Leaving Matlock along the A615 towards Alferton: on the approach to Tansley, turn left – opposite the Derwent Treescapes – into Lumsdale Road, where Bailey's Mill can be found on the left-hand side.



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.











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