



GRANT'S  
OF DERBYSHIRE

Cavendish Road, Matlock DE4 3FN  
Offers Around £174,995



Grant's of Derbyshire are delighted to offer For Sale, this very well presented, second floor, two bedroom apartment, located on a peaceful cul-de-sac just on the outskirts of Matlock town centre. The property briefly comprises; Entrance Hallway, Family Bathroom, Spacious Lounge/Diner, Kitchen, Two Double Bedrooms and one En-suite Shower Room. Also benefiting from communal gardens with spectacular countryside views and one allocated parking space. Viewing Highly Recommended

### Access to Property

Via the shared car park, steps can be found in left hand corner. These rise to a balcony level where further steps rise to a shared access door and through a communal entrance. Internal steps rise to the second floor where the entrance door for Apartment 9 opens into the:

### Entrance Hall 16'8" x 3'10" (5.09m x 1.19m)

The perfect space for coat and shoe storage, with doors that lead off to the Main Bathroom, Lounge/Diner, Kitchen, Bedroom 1 and Bedroom 2. A further door opens to a handy storage cupboard, ideal for household items.

### Main Bathroom 8'6" x 5'6" (2.61m x 1.69m)

A part tiled contemporary room, fitted with a three piece suite consisting of panelled bath with mains shower over, pedestal wash hand basin and dual flush WC.

### Kitchen 7'6" x 10'11" (2.30m x 3.33m)

A modern room with a front aspect uPVC double glazed window, fitted with matching cream wall, base and drawer units with a grey roll edged work top over and one and a half bowl stainless steel sink with mixer tap over. Integrated appliances include the Beko electric hob with extractor hood over, Electra electric oven and tall fridge/freezer. There's also a quaint breakfast bar with two black stools, a toaster, coffee machine and some crockery and glassware.

### Lounge / Diner 15'0" x 13'4" (4.58m x 4.07m)

A spacious and bright room with a rear aspect uPVC double glazed window. This room comes semi furnished with a two seater grey sofa, small dining table and chairs and ladder style shelving unit.

### Bedroom 1 14'5" x 13'11" (max) (4.41m x 4.26m (max))

A spacious and bright double bedroom with a rear aspect upVC double glazed window. This room comes semi-furnished with a double bed frame and mattress, two bed side tables, hanging rail, four drawer unit and shelving unit.

### En-suite 9'11" x 5'8" (inc shower cubicle) (3.04m x 1.74m (inc shower cubicle))

A contemporary part tiled room, fitted with a three piece suite consisting of double shower cubicle with mains shower over, dual flush WC and pedestal wash hand basin. There's also a ladder style heated towel rail and a small bathroom cabinet.

### Bedroom 2 12'3" (max) x 11'10" (max) (3.75m (max) x 3.61m (max))

A second double bedroom with a front aspect UPVC double glazed window. This room is semi-furnished with a double bed frame and mattress, wooden chest of drawers, wooden wardrobe, mirror and wooden stool.

### Outside & Parking

This property benefits from lovely communal gardens which have the most spectacular countryside views and there's also one allocated parking space for Apartment 9.

### Service Charges

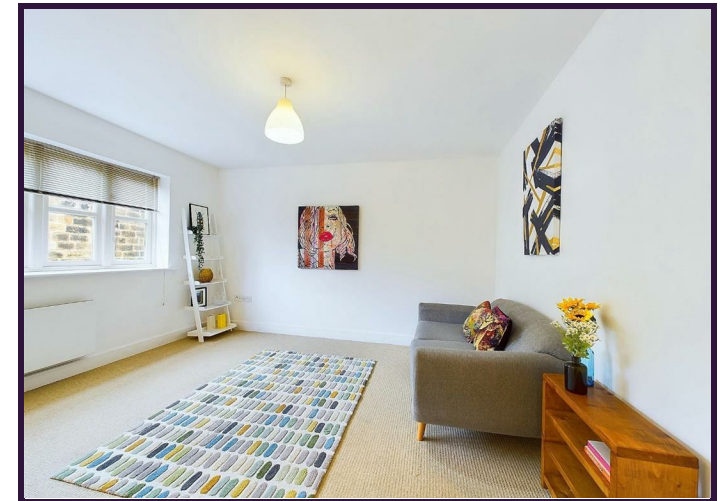
There is a service, maintenance and insurance charge of £171.12 per calendar month (correct as of April 2024).

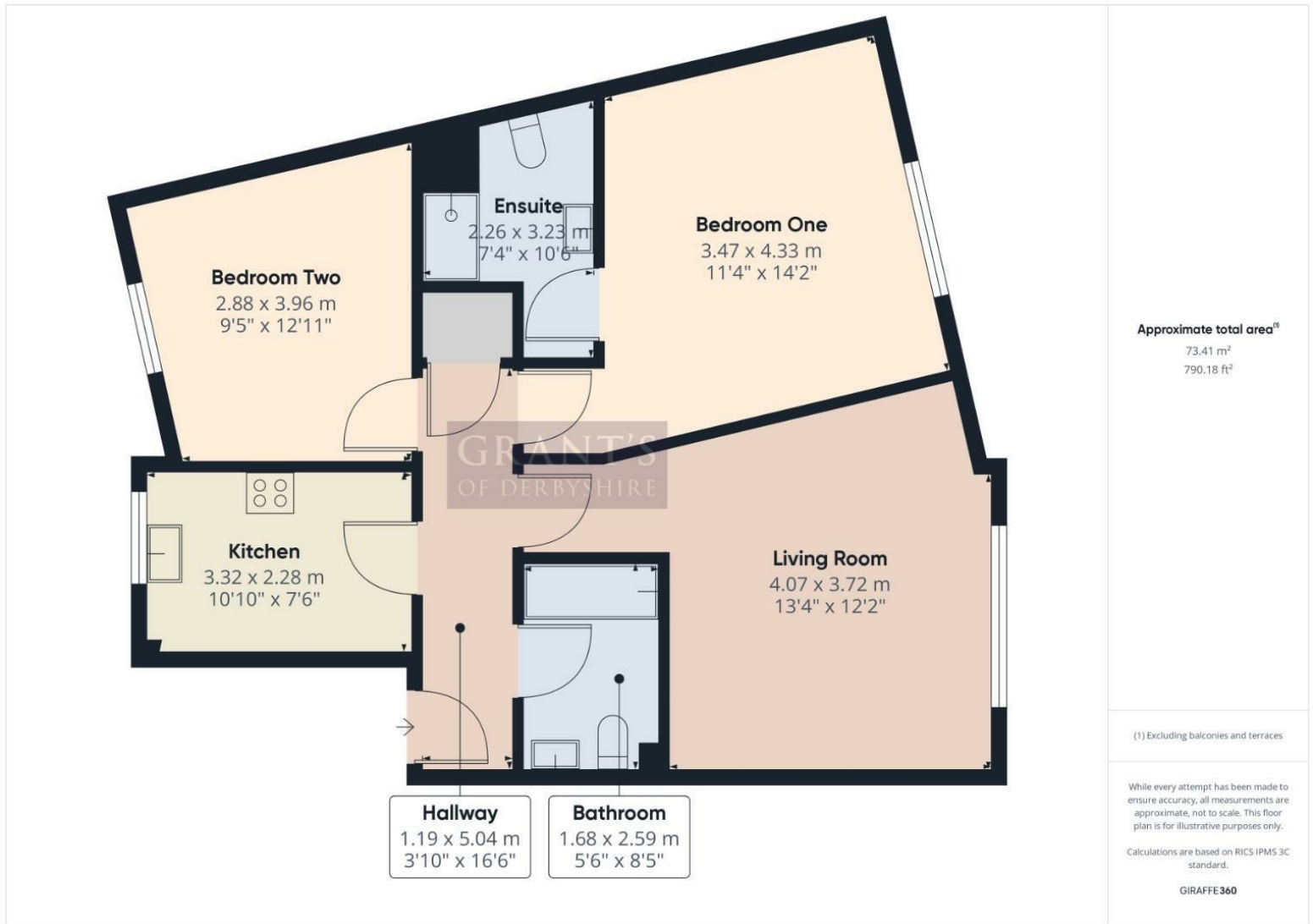
### Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £1764 per annum.

### Directional Notes

Leaving Matlock Crown Square via Bank Road, follow the road up the hill and around the sharp right hand bend taking the first left turn onto Cavendish Road. The property can be found on the left hand side shortly before the right turn onto Wolds Rise.





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.

