

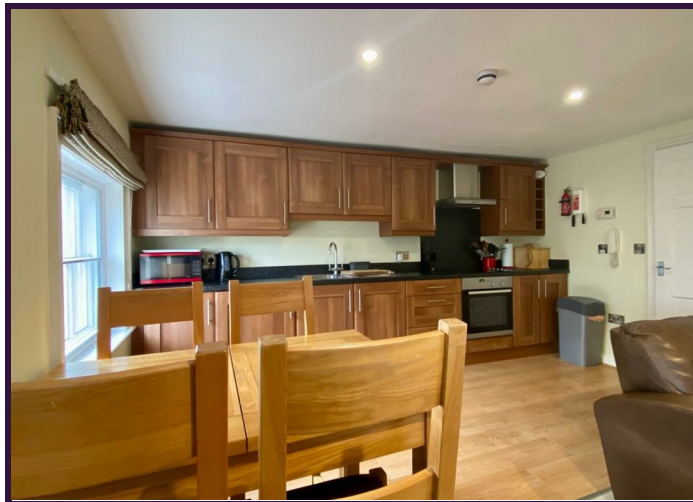


GRANT'S  
OF DERBYSHIRE

Flat 6 The Vaults, Coldwell Street, Wirksworth DE4 4NR  
£750 Per Calendar Month



Located just off the centre of the popular market town of Wirksworth, this spacious, Grade II listed, two double bedroom, second floor apartment is now being offered To Let. This home is presented to a high standard and has quality fixtures and fittings throughout. The accommodation comprises; communal entrance hall, entrance lobby, Living Kitchen/Diner, principal bedroom with en suite bathroom, second bedroom and separate shower room. There is a lockable outside storage facility and most uniquely, allocated parking for one vehicle. Viewing Highly Recommended! Strictly no pets and non smokers only. Available early September. Minimum 12 Months Let.



## The Accommodation

The flats are entered via the ground floor main door and intercom system which leads into the communal hallway. The staircase rises to the second floor arriving at the landing shared with Flat 5. The front door to Flat 6 opens into the

### Entrance Hall

Lit by inset spotlights and having doors opening to the two bedrooms, the shower room and the living room. Double doors open to a utility cupboard which houses the washing machine and provides useful storage. The modern consumer unit and hot water cylinder are also located here. The first door on the left opens into

### Bedroom One 19'1" x 11'1" (max) (5.84m x 3.38m (max))

(The former measurement is taken into the recess) A substantially sized room with a multi paned sash window providing a most pleasant outlook over the rooftops to the hillside beyond. There is a wall mounted electric heater, a built-in cupboard with fitted shelving and the room is lit by low energy LED spotlights. To one side of the room a door opens to reveal the

### En suite Bathroom 6'9" x 5'4" (2.08m x 1.65m)

With an obscured glass sash window to

the side aspect and a modern three piece suite comprising a P-shaped bath with thermostatic shower head over, glass shower screen, low flush WC and a wall mounted corner basin. There are low energy LED lights, a mirror-fronted bathroom cabinet and a chrome heated towel rail.

### Bedroom Two 10'7" x 10'7" (3.25m x 3.25m)

A double bedroom with sash window to the side aspect offering superb, rooftop views over the surrounding countryside. Low energy, LED lights and wall mounted electric "Dimplex" heater.

### Shower Room 9'4" x 3'4" (2.87m x 1.02m)

Stylishly tiled with a shower enclosure with chrome, thermostatic shower fittings, a wall mounted wash basin with mono bloc tap, chrome heated radiator and a low flush WC.

### Living Kitchen/Diner 17'7" x 13'1" (5.36m x 3.99m)

A bright and airy room having three sash windows with secondary glazing, providing views up towards the centre of town and down towards Wash Green. The kitchen are fitted with a range of wall, base and drawer units with inset stainless steel sink. Integrated appliances include the fridge and

the Neff electric oven with v=ceramic hob and extractor hood over. There is a BT point and Intercom allowing secure entry for visitors.

The lounge area has a feature fireplace, TV and communal satellite points.

### Allocated Parking Space & Outside Store

To the side of the property there is allocated parking for one vehicle. There is also an external, lockable store, ideal for storage of bicycles etc.

### Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1589 per annum.

### Directional Notes

From our Market Place office, cross the road and head towards the Red Lion Inn. Proceed down Coldwell Street, turning left just after Seymour Interiors Shop and the entrance door to The Vaults can be found on the left hand side.





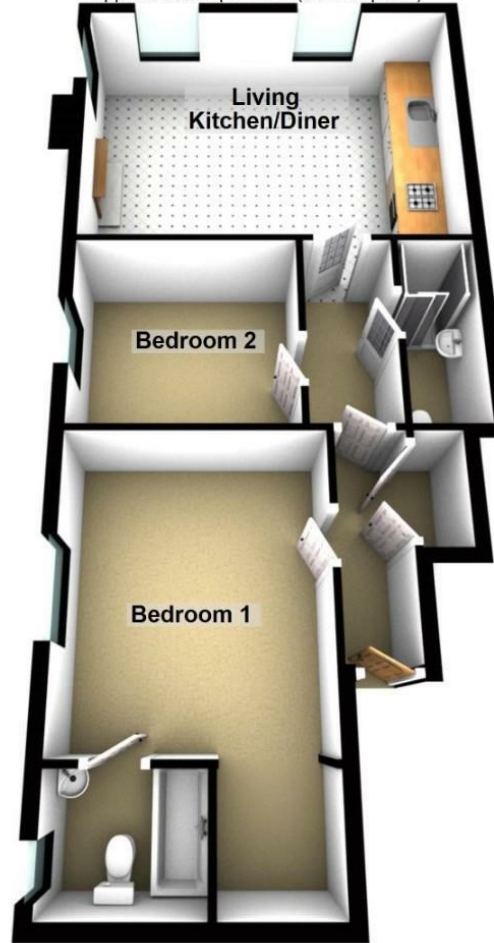






## Ground Floor

Approx. 60.5 sq. metres (651.4 sq. feet)



Total area: approx. 60.5 sq. metres (651.4 sq. feet)

This plan is only offered as a guide to the layout. Please Do Not Scale  
Plan produced using PlanUp.

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.

