


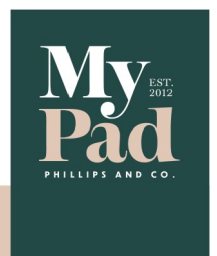
# 2 Bed Apartment

Price £175,000

 Masson Hill View, Matlock, DE4 3SG




[www.mypadsales.co.uk](http://www.mypadsales.co.uk) | 01332 40 25 25



# 2 Bed Apartment

# £175,000

 Masson Hill View, Matlock, DE4 3SG

A superior two bedroom first floor apartment, situated on this prestigious development and located in this historic town on the edge of the Peak District. This delightful stylish home benefits from gas central heating together with UPVC double glazing. In brief; Private ground floor entrance with communal green and adjacent courtyard parking. The accommodation is finished to a high standard and comprises; entrance hall and stairs to the first floor, well equipped breakfast kitchen fitted with integrated appliances, light and spacious sitting room with views across the green, Principal bedroom with built-in wardrobe, second bedroom and, bathroom with shower.

The property is ideally sited for access to Matlock's town amenities and the Arc Leisure Centre is close, whilst good road communications lead to the neighbouring centres of employment to include Bakewell (8 miles), Chesterfield (10 miles), Alfreton (8 miles) with the cities of Sheffield, Derby and Nottingham all within daily commuting distance. The delights of the surrounding Derbyshire Dales and Peak District countryside on the doorstep.

Tenure: Leasehold, 113 years remaining. Annual ground rent £150.00 per annum. Service charge £50.00

## Entrance Hall

Having composite and opaque double glazed entrance door, BT connection point, radiator and staircase to first floor.

## First Floor Hallway



With access to roof space (being partially boarded with pull down loft ladder), full height airing/storage cupboard and UPVC double glazed window to side aspect.

## Sitting Room 14'0" x 10'7" (4.29 x 3.23)



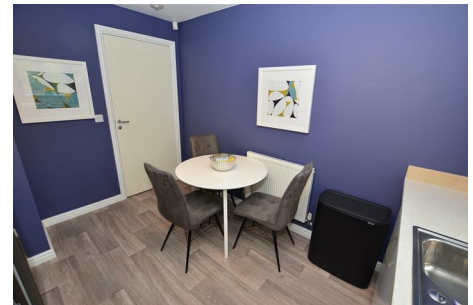
Having television and media connection points, radiator and two UPVC double glazed windows over looking a delightful green area.



## Dining Kitchen 11'6" x 8'9" (3.53 x 2.67)



Having a full range of white modern fitted wall, base and drawer units with quartz effect laminated working surfaces, inset stainless steel four burner gas hob with matching electric fan assisted oven and grill, stainless steel splash back and canopy extractor hood with down lighter, concealed Ideal Logic wall mounted combination gas boiler, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, space and plumbing for automatic washing machine, wood grain effect vinyl floor, radiator, space for fridge freezer and UPVC double glazed window to front aspect.



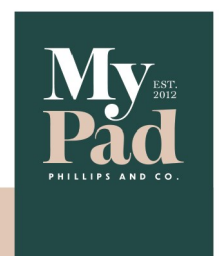
## Principal Bedroom 10'11" x 10'7" (3.35 x 3.23)



Having a built in wardrobe, radiator, television connection point and UPVC double glazed window to rear aspect (again offering delightful views).

[www.mypadsales.co.uk](http://www.mypadsales.co.uk)

01332 40 25 25



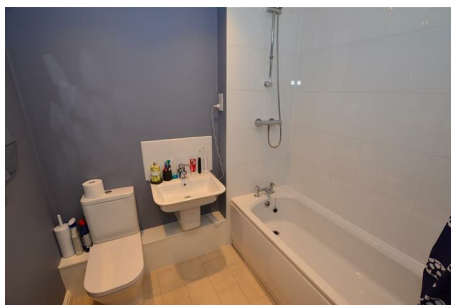
# 2 Bed Apartment

# £175,000

 Masson Hill View, Matlock, DE4 3SG



## Bathroom



## Bedroom Two 13'1" x 8'5" (3.99 x 2.57)



Having a modern white three piece suite comprising; low centre flush wc, floating wall mounted wash hand basin and panelled bath with chrome mains fed shower over, complimentary ceramic part tiled walls with contrasting vinyl floor, white enamel heated towel rail, ceiling LED down lighters, shaver socket and extractor fan.

## Outside



Having radiator and two UPVC double glazed windows to front aspect.

The property occupies a sought after position, at this popular residential address, standing in communal gardens with allocated car parking space together with communal visitor parking.

## Lease Details

The property is lease hold with 125 years from 1st April 2012 - 113 years remaining. £50 - service charge £150 ground rent per annum.

[www.mypadsales.co.uk](http://www.mypadsales.co.uk)

01332 40 25 25

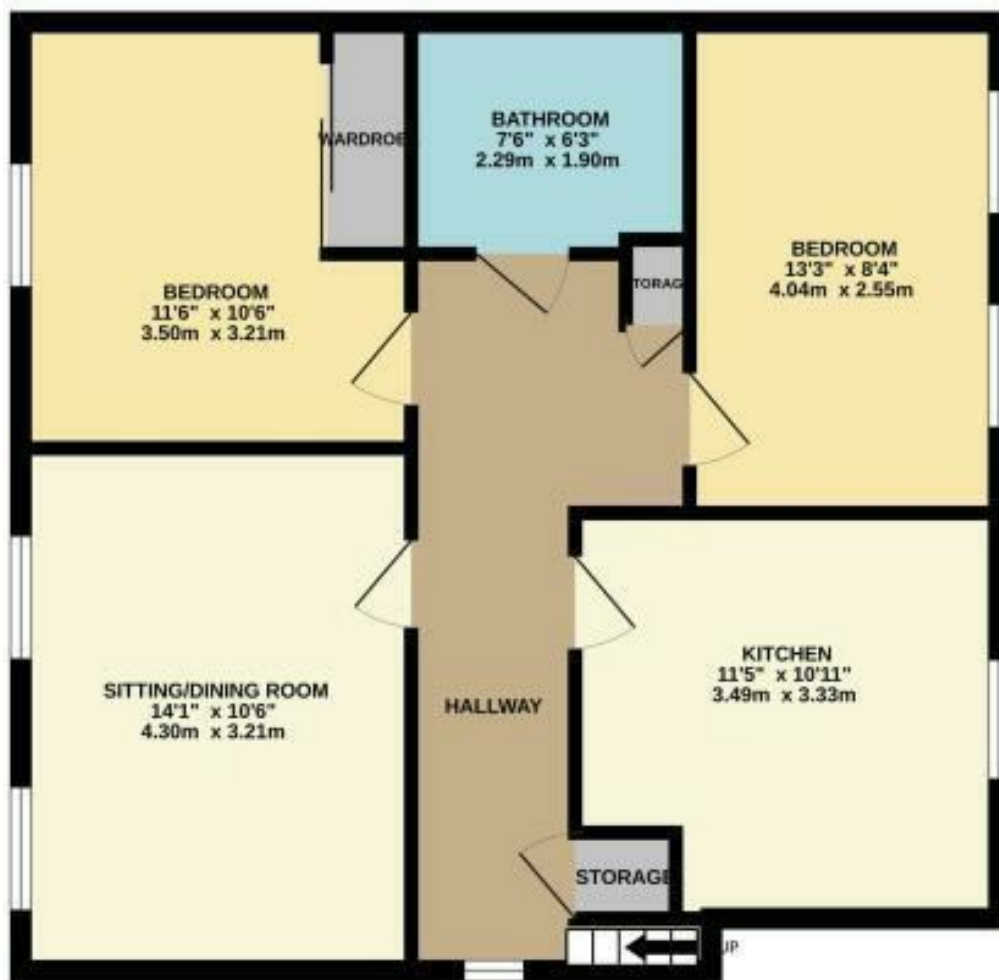


# 2 Bed Apartment

# £175,000

📍 Masson Hill View, Matlock, DE4 3SG

## FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrajix C02023

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

[www.mypadsales.co.uk](http://www.mypadsales.co.uk) | 01332 40 25 25

