



Flat 9, Waltham House St. John Street, Wirksworth

Fixed Price £183,750

Matlock



## Flat 9

Waltham House St. John Street, Matlock

Grant's of Derbyshire are delighted to offer for sale a 75% share of this 2 bedroom, ground floor flat within Waltham House - a modern Extra Care s...  
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

## Location

The apartment is within the heart of Wirksworth's historic town centre, with a good range of shops, cafes and restaurants, together with great sporting facilities and a medical centre. Nearby towns such as Ashbourne and Matlock offer further facilities, and the city of Derby is just half an hour away by car. There is a railway station at Cromford, less than ten minutes drive away, and the heritage Ecclesbourne Valley Railway runs nearby. Wirksworth is set in the rolling green Derbyshire Dales, and is close to the Peak District National Park as well as Carsington Water which is great for walks and wildlife.

## About Waltham House

Waltham House is a welcoming Extra Care community located along the main street of Wirksworth. It provides independent living enhanced by on-site care and support services, combining a peaceful location with convenient access to local amenities. Residents benefit from a range of facilities including: - A restaurant serving hot breakfasts and lunches daily - A communal lounge with internet access - A bright conservatory area - A guest suite with an en-suite and kitchen facilities for visiting family and friends The court is managed by an on-site Court Manager who offers ongoing assistance and support. In addition, a dedicated care team is available around the clock, delivering tailored and professional care to meet each resident's unique needs. The landscaped garden invites relaxation with two seating areas, as well as a potting shed and planters available for residents who enjoy gardening.

## Entrance Hall

Dimensions: 2.75 x 2.32 (9'0" x 7'7"). A good sized entrance into the apartment, with fitted storage cupboards and carpeted flooring.

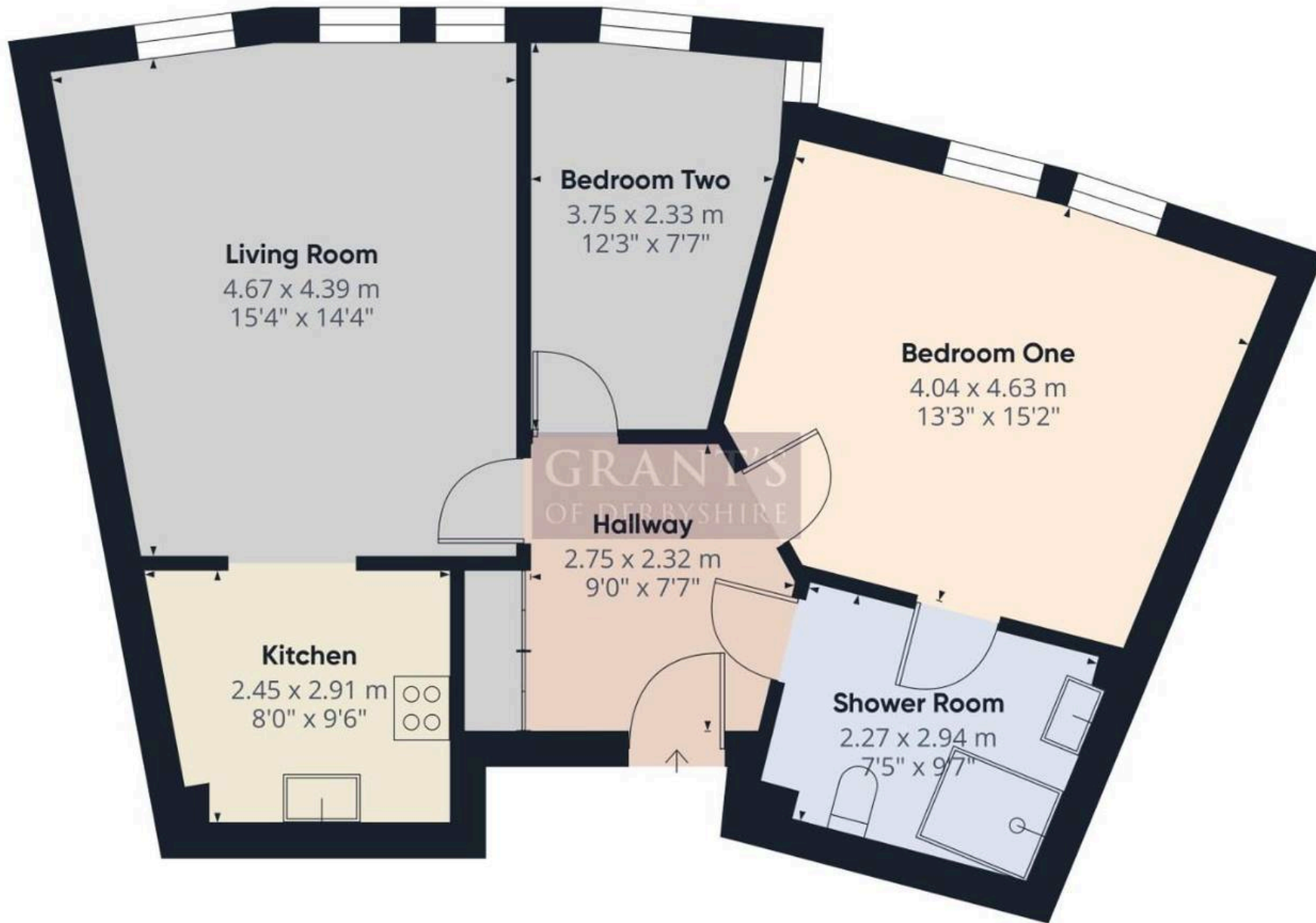
## Living Room

Dimensions: 4.69 x 4.67 (15'4" x 15'3"). This elegant room features two striking full-height windows to the rear aspect that let in plenty of natural daylight while offering fabulous views of the landscaped gardens of Waltham House - a tranquil outlook to enjoy every day. An opening leads into the









**Approximate total area<sup>(1)</sup>**  
 65.2 m<sup>2</sup>  
 702 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**