



2 Tawney House , Matlock Green, Matlock, DE4 3BT
£925 pcm



- 2 bed ground floor apartment
- Newly decorated
- Good sized living room
- Fitted breakfast kitchen

- Large shower room
- Good sized patio area
- Parking in communal carpark
- Close to local amenities

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A spacious and well presented ground floor apartment ideally located close to local amenities at Matlock Green. With accommodation offering a spacious living room and breakfast kitchen, 2 bedrooms and family bathroom, there is a parking space within the communal car park. 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 via a composite entrance door with glazed panels which opens to:

HALLWAY An L shaped hallway having a central heating radiator with thermostatic valve, and doors opening to:

CLOAK CUPBOARD Housing the combination gas fired boiler which provides hot water and central heating to the property.

LIVING ROOM Having large casement windows with views over the surrounding properties to the church. The room has a feature fire opening with an electric flame effect stove. There is a central heating radiator with thermostatic valve, television aerial point with satellite facility and telephone point.

BREAKFAST KITCHEN Having a front aspect double glazed window overlooking the communal carpark. The room has a range of units with cupboards and drawers beneath a granite effect work surface with travertine tile splashback. There are wall mounted storage cupboards. Set within the worksurface is a Neff 4-burner gas hob and a one and half bowl stainless sink with mixer tap. Over the hob is an extractor canopy and beneath the hob is a Neff fan assisted electric oven. There is an integral fridge freezer, slimline dish washer and integral washing machine. Fitted in the kitchen is an eye level Neff microwave. The room is illuminated by spotlights, there is a central heating radiator with thermostatic valve and space for a breakfast table.

BEDROOM ONE A double room with rear aspect casement windows and a glazed entrance door opening onto a flagged terrace to the rear of the property. The room has wall light points, central heating radiator with thermostat valve and a telephone point.

BEDROOM TWO Again, with a rear aspect casement window with views

towards the church. The room has a central heating radiator with thermostatic valve.

FAMILY BATHROOM Having a front aspect double glazed window with obscured glass, travertine tiles to the walls and floor. There is a shower cubicle with a mixer shower and glass shower screen; wall hung hand wash basin; concealed cistern dual flush WC and chrome finish ladder towel radiator.

OUTSIDE To the rear of the property is an enclosed patio with a gate opening to a footpath leading to the road. There is an allocated parking space within the communal carpark.

SERVICES AND GENERAL INFORMATION All mains services are connected to the property.

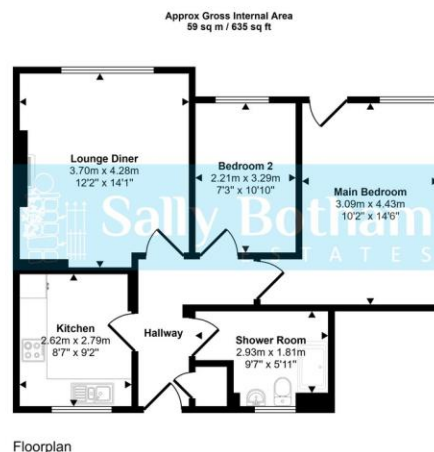
For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage

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

COUNCIL TAX BAND (Correct at time of publication) C

DIRECTIONS Leaving Matlock Crown Square along the A615 towards Alferton. After passing the park the area becomes Matlock Green where the property can be found down the drive opposite the Go Local corner shop.

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.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		