



**Sally Botham**  
ESTATES

Apartment 6, 42 Matlock Green, Matlock, DE4 3BX

£225,000



Bedrooms: 2 | Bathrooms: 2 | Receptions: 1

A well presented first floor duplex apartment within level walking distance of the town centre. Lift and stairs access, 2 bedrooms, family bathroom, spacious open plan living dining kitchen, WC. Allocated parking space.

#### APARTMENT 6, 42 Matlock Green

A spacious duplex first-floor apartment set within an historic former mill building, within level walking distance of the town centre amenities. Having the benefit of lift and stairs access, the well presented accommodation offers: two bedrooms, family bathroom, WC, and spacious open-plan living dining kitchen. The property has an allocated 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 (4.5miles) and Bakewell (8 miles). There is a branch line train station with a regular service to Derby and Nottingham.

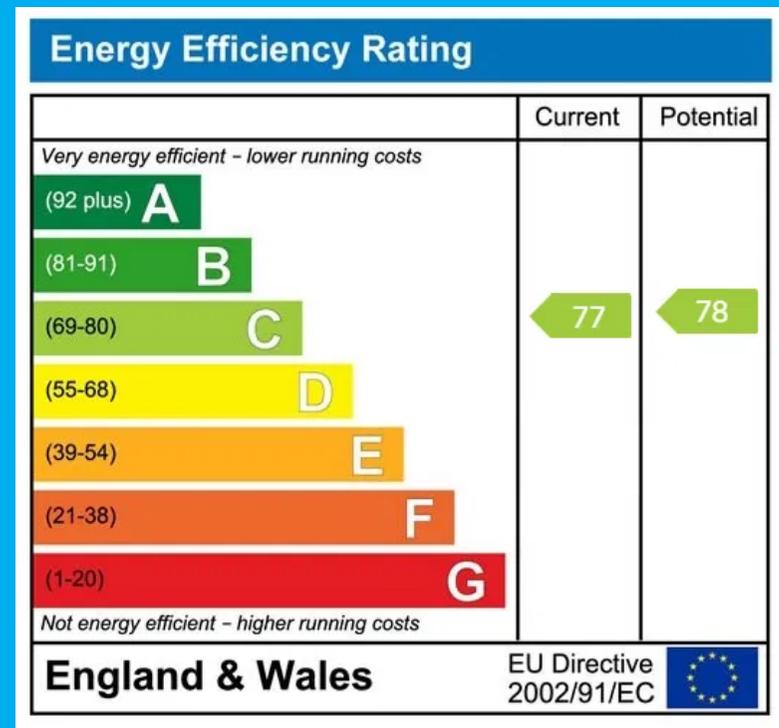
Entering the property from the first-floor communal landing via a panelled entrance door, which opens to:

#### RECEPTION HALLWAY

Having limed oak-effect laminate flooring, staircase rising to the upper floor accommodation, and intercom link to the main entrance door. Panelled doors open to:

#### WC

Being half-tiled with polished limestone travertine tiles and having a suite with dual-flush close-coupled WC, and corner-mounted wash hand basin. There is an extractor fan.



## **LIVING DINING KITCHEN**

A delightfully spacious room with side-aspect double-glazed cottage-style windows flooding the room with natural light. The living area of the room has a feature fire opening creating a display niche, wall lamp points, central heating radiators with thermostatic valves, television aerial point with satellite facility, and telephone point.

The kitchen area of the room has travertine tiles to the floor, and a range of units in a shaker-style finish, with cupboards and drawers beneath a timber-effect worksurface with a travertine splashback. There are wall-mounted storage cupboards with under-cabinet lighting. Set within the worksurface is a stainless sink with mixer tap, and a Neff four-burner gas hob, over which is an extractor canopy. Beneath the hob is a fan-assisted electric oven. Integral appliances include: 12 place-setting dishwasher, fridge, freezer, and integrated washing machine. Concealed within a cupboard is the Worcester combination gas-fired boiler, which provides hot water and central heating to the property. The kitchen area of the room is illuminated by downlight spotlights, and there is an extractor fan and ample space for a breakfast table if required.

From the hallway, a panelled door opens to:

## **BEDROOM ONE**

Having dual-aspect double-glazed windows, central heating radiator with thermostatic valve, and a wall lamp point. The room has a display niche with a painted stone surround.

From the hallway, a staircase rises to:

## **FIRST FLOOR LANDING**

Having a built-in storage cupboard with hanging rail, central heating radiator with thermostatic valve, and panelled doors opening to:

## **BEDROOM TWO**

With a side-aspect double-glazed window, enjoying views over the surrounding properties to the wooded hills and open fields that surround the town. The room has a central heating radiator with thermostatic valve, and a half-height door opening to a deep storage cupboard. There are wall lamp points, television aerial point, and telephone point.

## **FAMILY BATHROOM**

Having a front-aspect window with obscured glass and being partially tiled with polished limestone travertine tiles. Suite with: P-shaped shower bath with mixer shower over, and curved glass shower screen; contemporary wall-hung wash hand basin; and concealed-cistern WC. There is a chrome-finished ladder-style towel radiator, extractor fan, and shaver point.

## **PARKING**

Within the communal car park is an allocated parking space.

## **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](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

For Mobile Phone coverage, please go to [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

## **TENURE Leasehold**

No Ground Rent

Service charge £1500 PA

Lease is 999 years from 2006

**COUNCIL TAX BAND** (Correct at time of publication) **‘C’**

## **DIRECTIONS**

Leaving Matlock Crown Square along the A615 towards Alfreton: after passing the Esso petrol station, the property can be found on the right-hand side.

## **ANTI-MONEY LAUNDERING**

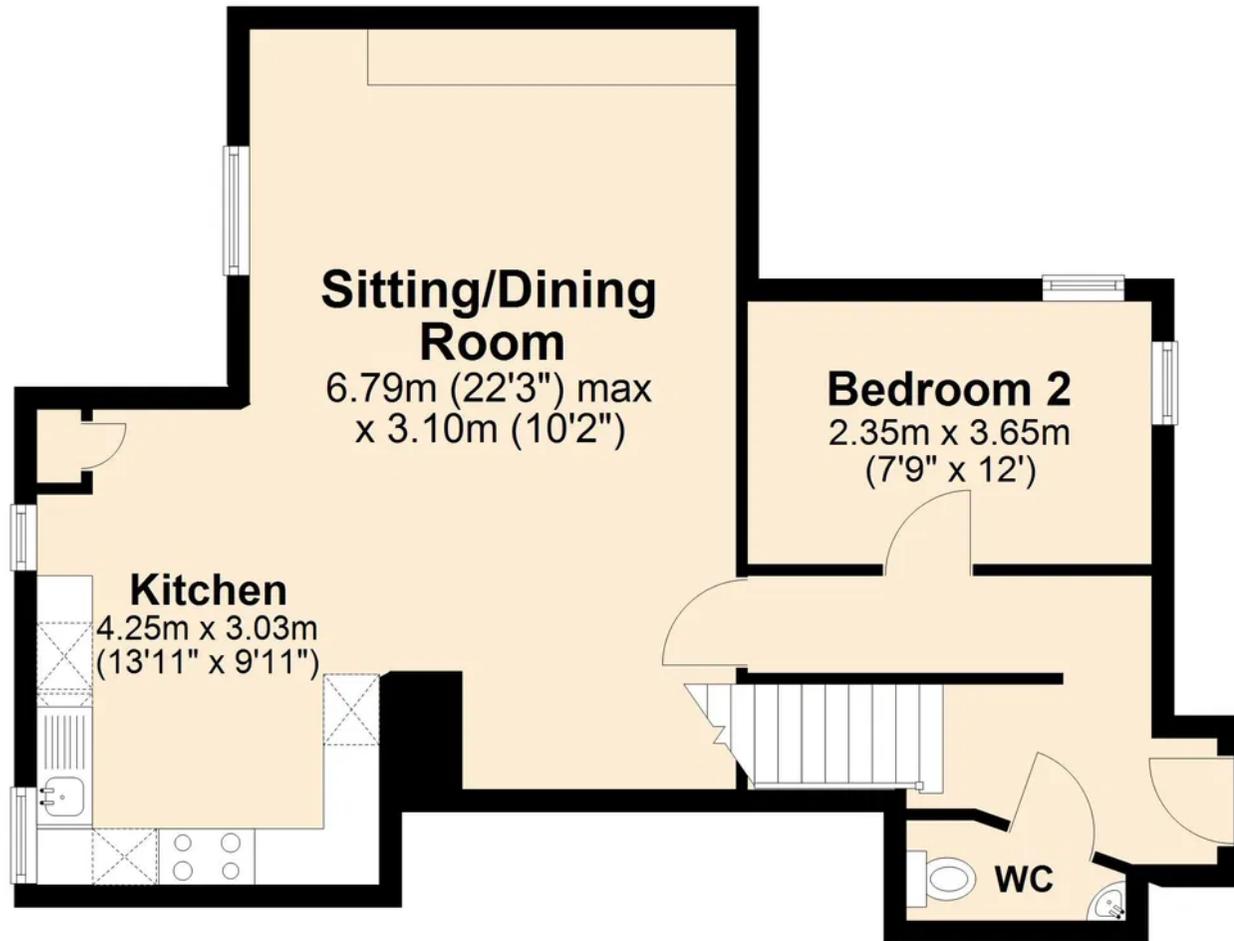
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

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.

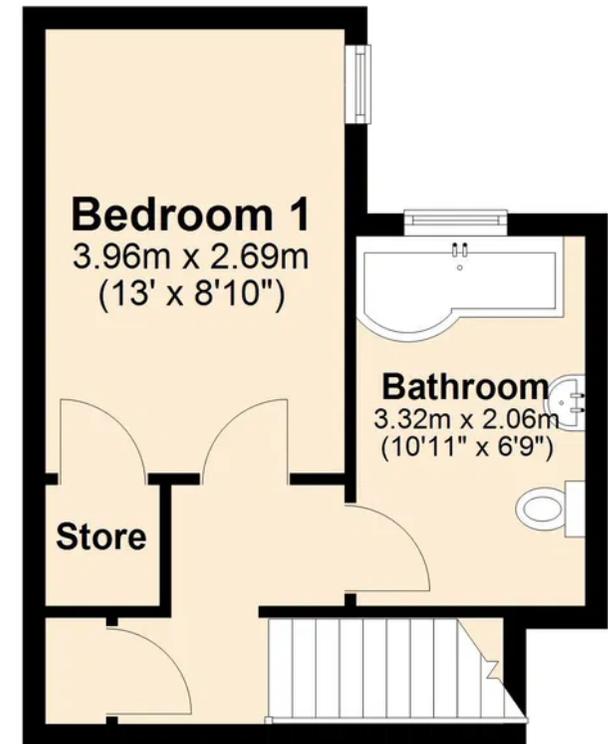
## First Floor

Approx. 58.2 sq. metres (626.7 sq. feet)

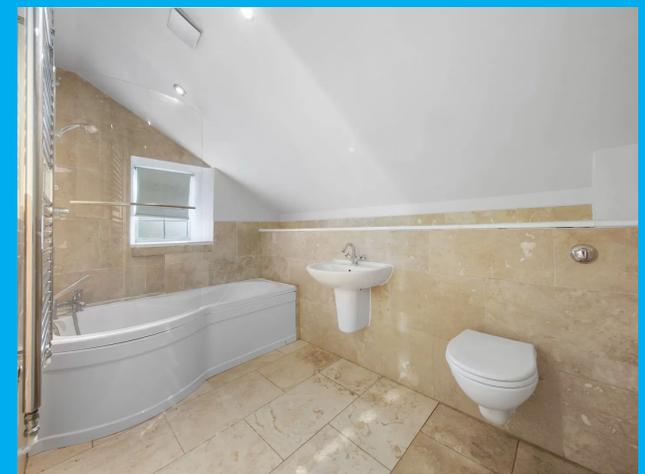


## Second Floor

Approx. 25.3 sq. metres (271.9 sq. feet)



Total area: approx. 83.5 sq. metres (898.6 sq. feet)





Sally Botham Estates

27 Bank Road Matlock DE4 3NF

01629 760899

[enquiries@sallybotham.co.uk](mailto:enquiries@sallybotham.co.uk)

<https://sallybotham.co.uk/>