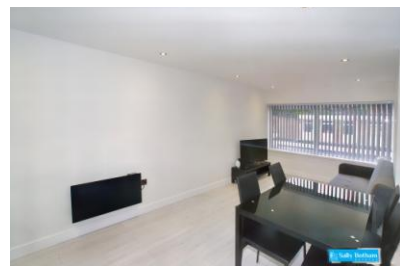




Flat 4, 9 Firs Parade, Matlock, DE4 3AS
£725 pcm



- One bedroom first floor apartment
- Newly refurbished
- Convenient town centre location
- Modern open plan living/kitchen/diner
- EPC Rating E

Tel 01629 760899

Mobile 07977 136687

www.sallybotham.co.uk

Flat 4, 9 Firs Parade, Matlock, DE4 3AS

Ideally located in the centre of the town, within walking distance of all the town amenities. This first floor apartment offers one bedroom, bathroom, and open-plan living-dining-kitchen with white wood-grain-effect laminate flooring and electric heating throughout.

Entering the property from the communal landing, a door opens to:

RECEPTION HALLWAY 3.79m x 1.25m Having an intercom link to the main entrance door, and doors opening to:

OPEN-PLAN LIVING-DINING-KITCHEN 8.40m x 2.67m Having front-aspect double-glazed windows overlooking Firs Parade and with views towards Riber Castle. The kitchen area of the room is fitted with a range of units with cupboards and drawers beneath a marble-effect worksurface with a tiled splashback. There are wall-mounted storage cupboards. Set within the worksurface is a one-and-a-half-bowl sink, and a four-ring induction hob, over which is an extractor canopy. Beneath the hob is a fan-assisted electric oven. Beneath the worksurface there is space and connection for an automatic washing machine. The room is illuminated by downlight spotlights, and there is a wall-mounted

electric panel heater, television aerial point, and telephone point.

BEDROOM 4.49m x 2.63m With front-aspect UPVC double-glazed picture windows, having similar views to the living-dining-kitchen. There is a wall-mounted panel heater.

BATHROOM 2.83m x 1.64m A fully tiled room with ceramic tile floor having suite with: panelled bath with mixer shower over; wash hand basin with storage cupboard beneath; and dual-flush close-coupled WC. There is a chrome-finished ladder-style towel radiator.

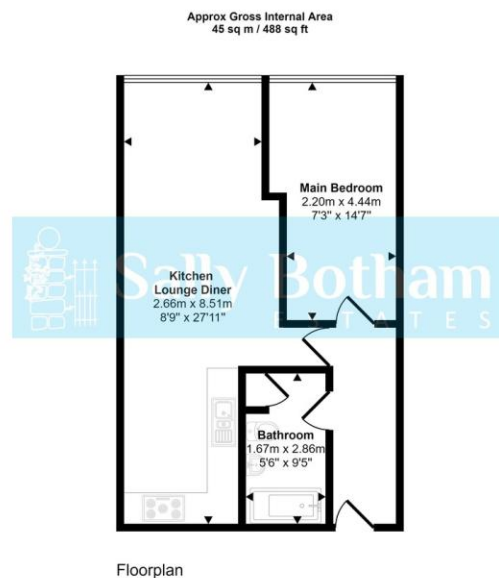
SERVICES AND GENERAL INFORMATION

Mains electricity, water and drainage are connected to the property.

For Broadband speed please go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

For Mobile Phone coverage please go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

