



**Sally Botham**  
ESTATES

**FLAT 6, RUTLAND COURT**  
Rutland Street, Matlock, DE4 3GN  
£130,000



**VIEW THE  
360° TOUR**



**PRICED FOR A QUICK SALE.** A light and spacious second-floor apartment enjoying commanding views over the Derwent Valley. Located within easy reach of the town centre in a fine Victorian former Hydro and offering: two bedrooms, family bathroom, sitting room, dining room, and kitchen. There is an allocated parking space.

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>

**TENURE** Leasehold

149 Years remaining on the lease

Ground Rent: £240.00 PA

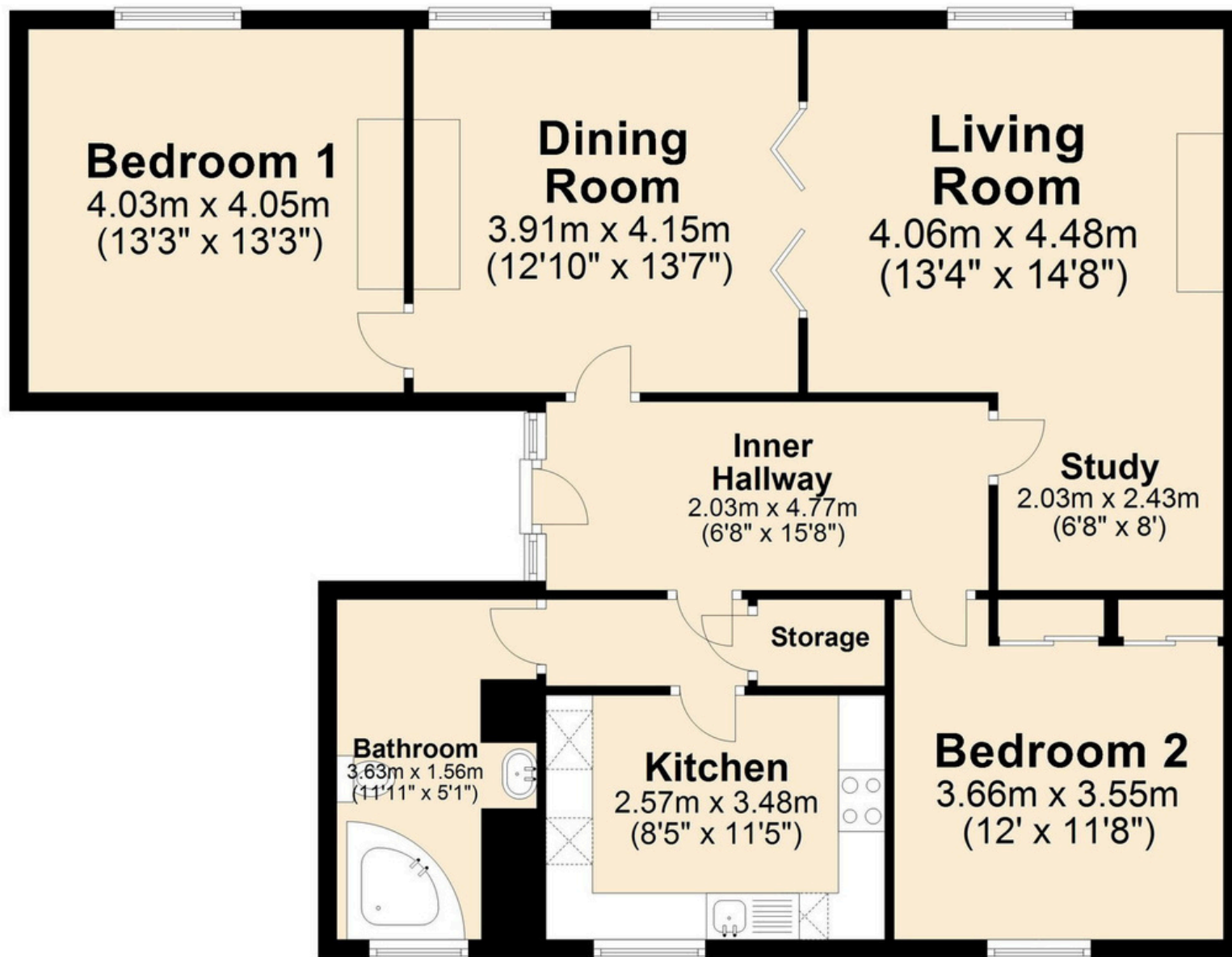
Service charge: £2,564.40 PA

Management Charge: £288.00 PA



## Second Floor

Approx. 102.0 sq. metres (1098.3 sq. feet)



Total area: approx. 102.0 sq. metres (1098.3 sq. feet)

















Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>			
(55-68) <b>D</b>	64		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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