



Royal Oak Place Matlock Street, Bakewell DE45 1HD

welcome to

Royal Oak Place Matlock Street, Bakewell

- Lift Access
- Upper Floor Apartment
- Two Bedrooms
- Open Plan Kitchen - Living
- Allocated Parking Space

Tenure: Leasehold EPC Rating: C
Council Tax Band: D Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£225,000

view this property online bagshawsresidential.co.uk/Property/BAK107635



Property Ref:

BAK107635 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Outside

To the rear, an allocated parking space for one vehicle.

Communal Areas

Communal entrance door leading to lift access.

Personal Door

Providing access to the Apartment.

Hallway

having electric heater.

Lounge Area

Irregular Shaped Room x (x) with box bay window and second window to the front elevation, electric heater.

Kitchen Area

Irregular Shaped Room x (x) having window to the rear elevation, upper and lower units, with laminate worktops. Electric oven and cooker, and further appliance space.

Shower Room

wc,sink, shower cubicle with wall mounted shower.

Bedroom One

dual aspect windows, built in wardrobe and electric heater.

Bedroom Two

window to the front elevation, electric

heater.



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