



Sally Botham
ESTATES

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70a Bank Road, Matlock, DE4 3GL
£1,200 pcm



- Furnished first floor duplex apartment
- Within easy reach of Town Centre
- Three double bedrooms
- Family bathroom and en-suite
- Spacious living room
- Dining kitchen
- Large balcony with views over open countryside
- 2 Parking spaces

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An immaculately presented, fully furnished, first-floor duplex apartment, ideally located within easy reach of the town centre, enjoying an elevated position with delightful far-reaching views over the town and beyond. The accommodation offers: three double bedrooms, main with en suite; family shower room; spacious dining lounge; and good-sized breakfast kitchen with balcony off.

Entering the property via a UPVC entrance door, opening to:

STAIRCASE

Which rises to:

OPEN-PLAN DINING LOUNGE Having front-aspect UPVC double-glazed windows, the bay window enjoying views over the town and beyond. The room has wood-effect laminate flooring, and is furnished with a family dining table, two sofas, coffee table, and side furniture. A raised hearth houses a gas-fired log-effect stove, currently disconnected. A broad opening leads to:

BREAKFAST KITCHEN With rear-aspect windows and double-glazed patio doors opening onto the balcony. The kitchen area of the room is fitted with a good range of contemporary units in a matt-black finish, with cupboards and drawers beneath a quartz work surface. There are wall-mounted storage cupboards. Set within the work surface is a stainless sink with mixer tap, having a flexible vegetable spray, and a four-burner gas hob, over which is an extractor canopy. Integral appliances include: double oven, fitted microwave, 12-place-setting dishwasher and a fridge and freezer. Concealed within a cupboard is the Ideal gas-fired boiler, which provides hot water and central heating to the property.

The dining area of the room has an island unit with an oversailing top, creating a breakfast bar. There is a large hand-painted Welsh dresser.

From the living room, a door opens to:

UNDER-STAIRS WC Having a close-coupled WC, and a wall-hung wash hand basin.

From the living room, a quarter-turn staircase rises to:

FIRST FLOOR LANDING

Where doors open to:

BEDROOM ONE Having rear-aspect double-glazed windows overlooking the balcony and with over the town to the open countryside that surrounds the area. The room is furnished with a double bed, bedside drawers, and a cheval mirror. There is a built-in wardrobe. A glass sliding door opens to:

EN SUITE Having a suite with: shower cubicle with wet-wall-style boarding; contemporary wash hand basin with storage cupboards beneath; and dual-flush

close-coupled WC. There is a ladder-style towel radiator.

BEDROOM TWO With front-aspect UPVC double-glazed windows, enjoying views over the town towards Stanton Moor. The room has a central heating radiator and is furnished with twin beds, bedside cabinets, matching drawers, and wardrobe.

BEDROOM THREE Having a front-aspect double-glazed window, enjoying similar views to bedroom two. The room is furnished with a double bed, bedside tables, and a wardrobe.

FAMILY SHOWER ROOM With a rear-aspect UPVC double-glazed window, ceramic tile floor, and suite with: quadrant shower cubicle with wet-wall-style boarding; wash hand basin with storage cupboards beneath and fitted mirror over; and dual-flush close-coupled WC. There is a central heating radiator with thermostatic valve, and an extractor fan.

OUTSIDE To the rear of the property is a balcony, accessed from the dining kitchen, enjoying views over the town, taking in Riber Castle and High Tor.

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

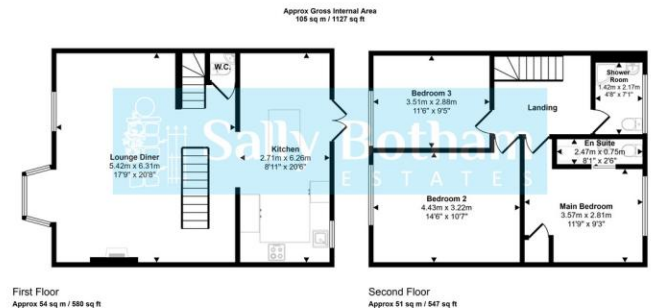
For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage

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

COUNCIL TAX BAND (Correct at time of publication) 'B'

DIRECTIONS Leaving Matlock Crown Square via Bank Road. The property can be found on the right hand side shortly after the turn for Bank Gardens.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	F		