



Sally Botham
ESTATES

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72 Rutland Street, Matlock, DE4 3GN
£950 pcm



- Well presented first floor apartment
- Two bedrooms
- Delightful Views
- EPC Grade E
- Communal garden
- Available now for let
- Off Road Parking
- Spacious Sitting Room

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KITCHEN 12' 5" x 11' (3.78m x 3.35m) Entering the property via a half glazed UPC glazed entrance door which opens to:

from which metal steps rise to a decked terrace providing access to the entrance door to the kitchen. There is a communal garden area mainly laid to lawn.

KITCHEN

Having a good range of contemporary kitchen units in a cream gloss finish with cupboards and drawers set beneath a hardwood work surface with a matching upstand. There are further wall mounted storage cupboards. Set within the work surface is a stainless sink with mixer tap and a five-burner gas hob with extractor hood over. Fitted within the kitchen there is an eye level microwave and fan assisted electric oven and grill. There is an integral fridge and freezer and slimline undercounter dishwasher.

The kitchen area is illuminated by low energy downlight spotlights.

A broad opening leads to:

LOUNGE/DINER LIVING DINING ROOM

Having side aspect UPVC windows with views of the open countryside of the Derwent valley taking in High Tor, Heights of Abraham and Masson, with black rocks in the distance. The room has a pair of vertical column radiators with thermostatic valves, a television aerial point with satellite facility, telephone point, and ample space for dining furniture.

BEDROOM ONE 12' 9" x 11' 2" (3.89m x 3.4m) From the kitchen steps rise to an inner hall having a UPVC double glazed window, entrance door opening to the inner stairwell leading down to the front access entrance door for the building, long mat well to the floor, central heating radiator, and a contemporary oak panelled door opening to:

BEDROOM ONE

Having a UPVC double glazed window, fitted rail providing hanging space, central heating radiator with thermostatic valve, and television aerial point.

BEDROOM TWO 11' x 11' (3.35m x 3.35m) From the kitchen contemporary oak panelled doors open to:

BEDROOM TWO

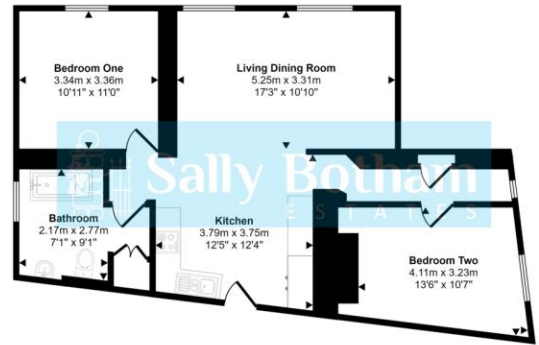
With a UPVC double glazed window, a central heating radiator with thermostatic valve, and television aerial point.

BATHROOM 10' 1" x 8' 7" (3.07m x 2.62m) BATHROOM

Illuminated by downlight spotlights, having suite comprising: panel bath with mixer tap and mixer shower over with overhead and handheld shower sprays, and a glass shower screen; contemporary vanity style wash hand basin with storage cupboards beneath and a mirror fronted storage cabinet over; dual flush close coupled WC; central heating radiator with thermostatic valve; chrome finished ladder-style towel radiator; extractor fan. There are further wall mounted storage cupboards. A pair of doors opens to an airing cupboard, with power and storage space, and housing the Glowworm combination gas fired boiler which provides hot water and central heating to the property.

OUTSIDE To the side of the property is a driveway providing off-road parking,

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.



Floorplan

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.

