



62 Smedley Street East, Matlock, DE4 3FQ
£795 pcm



- Spacious Characterful Apartment
- Second Floor
- Ideally Located
- Close to Amenities

- 2 Bedrooms
- Sitting Room
- Spacious Walk in Wardrobe
- Kitchen Diner

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62 Smedley Street East, Matlock, DE4 3FQ

A second floor apartment, ideally located, close to local amenities and within easy reach of the town centre. This spacious apartment offers; 2 bedrooms, walk in wardrobe, sitting room, kitchen diner and family bathroom. The property benefits from outside patio area and its own entrance door.

Entering the property via a half glazed entrance door which opens to a staircase rising to a LANDING with a door opening to a STORAGE AREA where a pair of half glazed bi-fold doors open to a private patio to the rear of the property.

From the half landing a half glazed original panelled door opens to a staircase which rises to:

INNER HALLWAY

With an intercom link to the entrance door and panelled doors opening to:

SITTING ROOM

With a front aspect uPVC double glazed window, feature fireplace with stone effect surround and marble insert and hearth, housing a flame effect electric fire. The room has a central heating radiator with thermostatic valve, television aerial point with satellite facility.

DINING KITCHEN

With rear aspect window with obscured glass and a further Velux roof window flooding the room with natural light. The room has the natural slate tiles to the floor and a good range of kitchen units with cupboards and drawers beneath a granite effect work surface with tiled upstand and wall mounted storage cupboards. Set within the work surface is a one and a half bowl sink with mixer tap and a four burner gas hob over which is an extractor canopy. Beneath the work surface is space and connection for an automatic washing machine and space for an underwork surface fridge, with a section of removable work surface for a fridge freezer if required. There is ample space for a family dining table and the room is illuminated by downlight spotlights. Fitted within the kitchen is a combination gas fired boiler which provides hot water and central heating to the property. The room has a central heating radiator with thermostatic valve.

BEDROOM ONE

With front aspect double glazed window, central heating radiator and door opening to a WALK IN WARDROBE with a central heating radiator and light.



BEDROOM TWO

With a rear aspect uPVC double glazed window, central heating radiator, fitted wardrobe and television aerial point.

FAMILY BATHROOM

Having a rear aspect velux window, natural slate tiles to the floor. Suite with panelled bath with mixer taps and shower over with glass shower screen. Pedestal wash hand basin and dual flush close coupled W.C. The room is illuminated by downlight spotlights and there is a central heating radiator with thermostatic valve and extractor fan.

OUTSIDE

To the rear of the property is an enclosed patio.

SERVICES

All mains services are connected to the property.

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

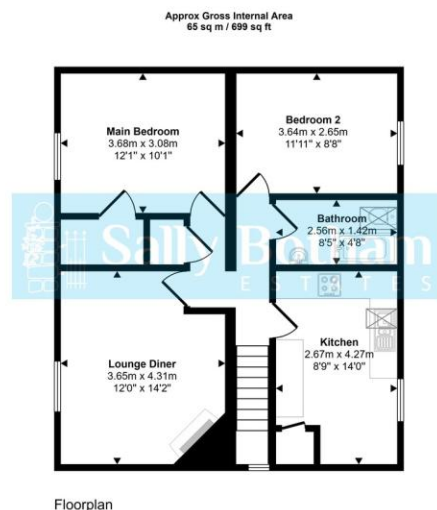
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COUNCIL TAX BAND (Correct at time of publication) 'A'

DIRECTIONS

Leaving Matlock Crown Square via Bank Road follow the road up the hill turning right By County Hall into Smedley Street East where the property can be found on the left hand side.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		