



**The Basement, 87 - 89 Smedley Street East, Matlock, DE4 3FQ
£650 pcm**



- One bed apartment
- Newly decorated throughout
- Open Plan Lounge/Kitchen/Diner
- Easy reach of town centre
- Gas Central Heating
- En-Suite
- Unfurnished
- Council Band A

The Basement, 87 - 89 Smedley Street East, Matlock, DE4 3FQ

A well-presented, spacious ground floor apartment, ideally located within easy reach of the town centre offering a good size double bedroom with en-suite shower room and spacious open plan living/dining/kitchen. There is off road, overnight and weekend parking.

Entering the property via a half glazed panelled door which opens to:

Entrance Vestibule 6'8 x 4'1 (2.03m x 1.24m)

With tiled floor, inset matwell and glazed door with side light windows opens to:

Open Plan Living/Dining/Kitchen 19'9 x 16'8 (6.02m x 5.08m)

Having side aspect window, the living area of the room has light wood effect laminate flooring, central heating radiators with thermostatic valves and a television aerial point with satellite facility. The room is illuminated by low energy downlights. The kitchen is fitted with a range of units in a shaker style finish with cupboards and drawers, set beneath a timber effect work surface with a tiled splash back. The work surface returns to perform a peninsula room divide. Set within the work surface is a stainless sink with mixer tap and four ring ceramic hob, over which is a cooker hood, beneath the hob is an electric oven. A panelled door opens to:

Inner Hall 7'4 x 3'1 (2.24m x 0.94m) plus utility alcove 4'9 x 2'10 (1.45m x 0.86m)

Having space and connection for an automatic washing machine. A panelled door opens to a deep built in storage cupboard with a light. A further door leads to:

Bedroom 18'5 x 9'7 (5.61m x 2.92m)

With front aspect sliding sash windows, central heating radiator with thermostatic valve, television aerial point with satellite facility and low energy downlight spotlights.

Concealed within a cupboard is the combination gas fired boiler which provides hot water and central heating to the apartment. A panelled door leads to:

En-Suite Shower Room 9'8 x 3'11 (2.95m x 1.19m)

Having ceramic tiles to the floor and a tiled shower cubicle with mixer shower, pedestal wash hand basin and dual flush close coupled WC. There is a chrome finished ladder style towel radiator, low energy downlight spotlights and an extractor fan.

OUTSIDE

To the front of the property is a hard standing providing an off road parking space which is available in the evenings and at weekends.

DIRECTIONS

Leaving Matlock Crown Square via Bank Road, follow the road up the hill to the junction with Smedley Street, where the property can be found on the right 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Energy efficiency needs to be improved	E		
Energy efficiency needs to be improved	F		
Not energy efficient - higher running costs	G		

England, Scotland & Wales
Address: Basement/Floor, 87-89 Smedley Street East, Matlock, DE4 3FQ