



**Sally Botham**  
ESTATES

**APARTMENT 8 WARD HOUSE**  
153 Smedley Street, Matlock, DE4 3JG  
£140,000





Situated within easy reach of the town centre, this second-floor apartment has a commanding view over the town and surrounding open countryside, with accommodation offering: an open-plan living-dining-kitchen with a mezzanine gallery over; double bedroom; and a shower room.

Matlock is a picturesque spa town in the heart of Derbyshire close to the Peak District National Park, surrounded by beautiful open countryside. The town has a wealth of historic buildings as well as excellent local amenities and good primary and secondary schools. At the centre of the town is Hall Leys Park with sports facilities, children's play area, formal gardens, and a riverside walk. Situated on the A6 trunk road, there is easy access to Manchester, Derby, and Nottingham, and the nearby towns of Chesterfield (9 miles), Wirksworth (4.5 miles), and Bakewell (8 miles). There is a branch line train station with a regular service to Derby and Nottingham.

Entering the property via an oak panelled door from the communal staircase, which opens to:

#### ENTRANCE HALLWAY

Having polished bamboo flooring, intercom link to the main entrance door, and panelled doors opening to:

#### OPEN-PLAN LIVING-DINING-KITCHEN

With a rear-aspect Velux rooflight window, flooding the room with natural light and enjoying fine far-reaching views over the town and the open countryside of the Derwent Valley, taking in Riber Castle, High Tor, and the Heights of Abraham, with Black Rocks in the distance.

The kitchen area of the room has polished bamboo flooring, following through from the reception hallway, and downlight spotlights. The kitchen is fitted with a good range of shaker-style units, with cupboards and drawers beneath a solid hardwood worksurface with an inset stainless sink with mixer tap, and a four-ring ceramic hob. There are wall-mounted storage cupboards with under-cabinet lighting, and glass-fronted display cabinets. Over the hob is a cooker hood and extractor fan. Beneath the hob is a fan-assisted electric oven. Beneath the worksurface, there is space and connection for an automatic washing machine, and space for an under-counter fridge. The living-dining area of the room has a central heating radiator, television aerial point, and BT Master Socket with broadband facility.

An open-tread semi-spiral rises to:

#### MEZZANINE GALLERY

With a Velux rooflight window, and access door to an eaves storage space. The gallery has limited head height and is illuminated by wall lamp points. It is ideal as a hobby space or work-from-home area, etc.

From the entrance hallway, a further panelled door opens to:

#### BEDROOM

A double bedroom, with a front-aspect Velux rooflight window, enjoying a view of the church. The room has a central heating radiator with thermostatic valve, and radiator cover.

#### SHOWER ROOM

Being fully tiled and having a suite with: quadrant shower cubicle with mixer shower; wash hand basin with pillar tap and storage cupboard beneath; and dual-flush close-coupled WC. There is a chrome-finished ladder-style towel radiator, downlight spotlights, extractor fan, and shaver point.

#### SERVICES AND GENERAL INFORMATION

Mains electricity, water, and drainage are connected to the property. Heating and hot water are provided from a central boiler plant.

For Broadband speed, please go to [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

For Mobile Phone coverage, please go to [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

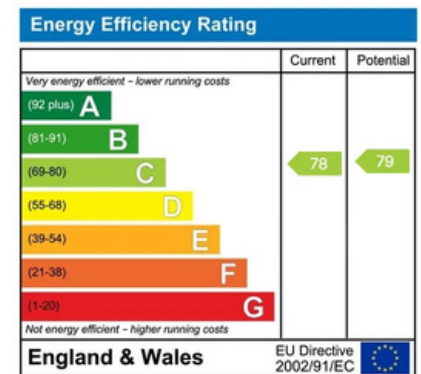
#### TENURE Leasehold

- Ground Rent and Service Charge £600 per annum, but can vary
- Lease has 985 years left ( as at 2026)

**COUNCIL TAX BAND** (Correct at time of publication) Currently unspecified

#### DIRECTIONS

Leaving Matlock Crown Square via Bank Road: follow the road up the hill, turning left by County Hall into Smedley Street. The property can be found on the left-hand side opposite All Saints Church.



#### Disclaimer

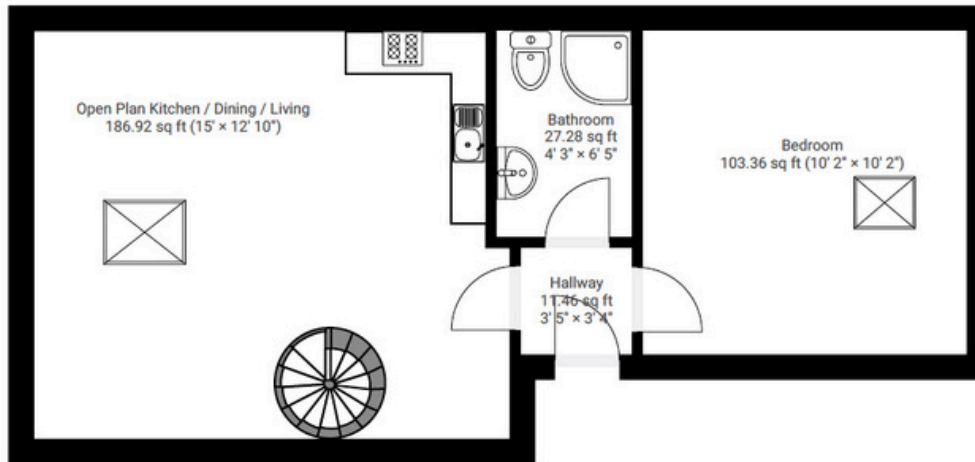
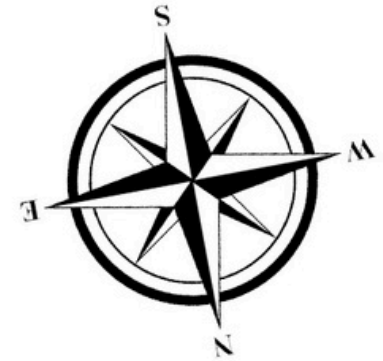
All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor 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.

# Smedley Street, DE4

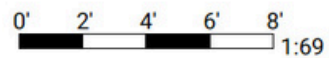
▼ Ground Floor TOTAL AREA: 445.90 sq ft

## DETAILS

Total area: 445.90 sq ft



This floorplan is provided without any warranty.  
The actual size of dimensions may vary and this  
floorplan is intended for illustrative purposes  
only.







An aerial photograph of a town, likely in the UK, showing a mix of residential buildings, streets, and green spaces. The town is nestled in a valley with rolling hills in the background. A prominent blue rectangular box is overlaid on the left side of the image, containing white text. The text is centered within the box and reads "CLICK HERE TO VIEW THE VIDEO TOUR".

[CLICK HERE TO VIEW THE VIDEO TOUR](#)

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