



Apt 3 Columbell Court, Matlock DE4 2SA £800 Per Calendar Month

Columbell Court is an exclusive new development of just 10 luxury apartments, perfectly situated in the highly desirable village of Two Dales, close to the historic town of Matlock. Designed with both style and comfort in mind, the development offers a choice of 6 spacious two bedroom apartments and 4 well proportioned one bedroom homes, each finished to a high standard. With everyday amenities within easy reach and the stunning Derbyshire countryside on the doorstep, Columbell Court provides the perfect balance of convenience and rural charm.

Apartment 3 is a beautifully appointed first floor residence. On entry, you are welcomed into a light filled open-plan living, dining, and kitchen space, a versatile area ideal for both relaxing and entertaining. The modern kitchen is thoughtfully designed to combine practicality with contemporary style, while the living and dining areas provide a sociable hub at the heart of the home.

The apartment features a generously sized master double bedroom with the added luxury of an ensuite bathroom.

Externally, residents will benefit from an allocated parking space, and the development itself has been designed to blend harmoniously with its surroundings. With the rolling hills of the Peak District close by, yet with shops, schools, and transport links easily accessible, Apartment 6 at Columbell Court offers the very best of modern apartment living in a sought after location.

This property is offered unfurnished and is available on a 12 month tenancy. Please note that smoking is not permitted within the property. We are currently waiting on the Energy Efficiency Rating and Council Tax Band.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		85	85
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

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