



Apartment 7 The Mill, 42 Matlock Green, Matlock, DE4 3BX
£875 pcm



- First floor apartment with lift access
- Allocated parking
- Two double bedrooms
- Open plan living dining kitchen
- Large fitted bathroom
- Close to local amenities
- Communal garden
- EPC Rating B

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Apartment 7 The Mill, 42 Matlock Green, Matlock, DE4 3BX

A spacious first floor apartment with stairs and lift access located in substantial stone built former mill. Conveniently situated within easy reach of Matlock town centre, the park and local amenities. The accommodation offers two bedrooms, family bathroom and spacious open plan living dining kitchen. There is an allocated parking space to the front within a communal car park. 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, Wirksworth and Bakewell.

Entering the property via half glazed entrance door which opens to:

COMMUNAL HALLWAY Where a further panelled door leads to:

ENTRANCE HALL With a central heating radiator, a panelled door opening to a storage cupboard with hanging space, intercom to the main entrance door and halogen downlights. A further door opens to:

LIVING DINING KITCHEN A spacious room with a rear aspect double glazed windows. The kitchen area has a good range of shaker style units with cupboards and drawers beneath a timber effect work surface with a travertine tiled splashback and wall mounted storage cupboards. There is an inset stainless sink with mixer tap, a 4-burner gas hob over which is an extractor canopy and a fan assisted electric oven. Integral appliances include dishwasher, washing machine and fridge freezer. The room is illuminated with halogen down lights and there is ample space for a family dining table. The sitting area of the room has central heating radiators with thermostatic valves and television aerial point.

BEDROOM ONE With rear aspect double glazed windows, central heating radiator with thermostatic valve, wall lamp points, television aerial point and telephone point. Concealed within a cupboard is the gas fired combination boiler which provides hot water and central heating to the apartment. In addition, there are fitted wardrobe and drawer units.

BEDROOM TWO With rear aspect window, wall lamps and central heating radiator with thermostatic valve.

FAMILY BATHROOM A partially tiled room having a suite with panelled bath with mixer taps and handheld shower spray, wall hung wash hand basin and concealed cistern W.C. There are Travertine tiles to the floor, a large fitted mirror, ladder style towel radiator and extractor fan.

OUTSIDE There is an allocated parking space to the front of the property, with visitor parking also available.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

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

For Mobile Phone coverage please go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

DIRECTIONS Leaving Matlock Crown Square along the A615 towards Alfreton: after passing the Esso petrol station, 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		