



Flat 1, 77 Dale Road, Matlock - DE4 3LT
£675 pcm



FLAT 1

77 Dale Road, Matlock

This first floor, one bedroom apartment is situated in a vibrant location in the centre of Matlock, with amenities right on the door step and fantastic road links. The former 'Old English Hotel' was converted in 2010 and provides spacious accommodation with interesting period features. The accommodation on offer briefly comprises: Entrance Hallway, Large Storage Cupboard, Open Plan Living/Kitchen Area, One Double Bedroom and an En-suite Shower Room. Central heating is provided by an electric heating system and security is enhanced through an intercom entry system. No Pets. Non-smokers. Available immediately.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- First Floor Apartment
- One Bedroom
- Open Plan Living / Kitchen
- Ensuite Shower Room
- No pets. No smoking.
- Central Town Location
- Available Immediately
- EPC Band Rating D



Access to the property

On Dale Road, a large black entrance door opens to a communal entrance hallway which was the former hotel lobby and provides access via the original staircase to this first and second floor apartments. Flat 1 is on the first floor and the door opens straight into the entrance hallway.

Entrance Hallway

5' 9" x 4' 4" (1.74m x 1.32m)

With doors either side opening to the Open Plan Living Area & the Bedroom. A third door opens to the storage cupboard.

Storage Cupboard

4' 10" x 4' 5" (1.47m x 1.35m)

A large area which has shelving and a hanging rail, ideal for clothing and/or household items. This room could potentially be big enough for a small desk and chair if a study area was desired.

Open Plan Living Area / Kitchen

19' 0" x 14' 11" (5.78m x 4.54m)

The focal point of this room is the stunning front aspect bay window which has stained glass windows to the top and floods the room with natural light. Curtain rails and curtains are also provided. The Kitchen section of the room has laminate flooring and is fitted with matching wood effect wall, base and drawer units with a granite effect work top over, a stainless steel sink with mixer tap and tiled splashbacks. Integrated appliances include an under-counter fridge, a CDA electric oven, CDA electric four ring hob and extractor hood. There's also space and plumbing for an automatic washing machine (not in situ). The Living/Dining Area has carpeted flooring and is fitted with a Dimplex electric heater, central heating control panel, telephone intercom system and a TV point. There's ample space for a dining table and chairs and one or two sofas.



Bedroom

11' 2" x 15' 9" (3.41m x 4.80m)

A good sized double bedroom with two rear aspect windows with fitted roller blinds, an electric wall mounted heater and a door which leads to the shower room.

En-suite Shower Room

7' 11" x 6' 4" (2.42m x 1.93m)

A part tiled room with vinyl flooring and a rear aspect window with obscured glass and fitted roller blind. Fitted with a contemporary three piece suite consisting of dual flush WC, wall hung wash hand basin with vanity unit beneath and a corner shower cubicle with a Mira Vie shower over. The room is lit by inset spotlights and there's an extractor fan and wall mounted heated towel rail.

Outside & Parking

Please note, this property doesn't have any outdoor space or any allocated parking. However, on-road time restricted parking is close by and there's a Derbyshire Dales District Council car park just a one minute walk away.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1555 per annum.

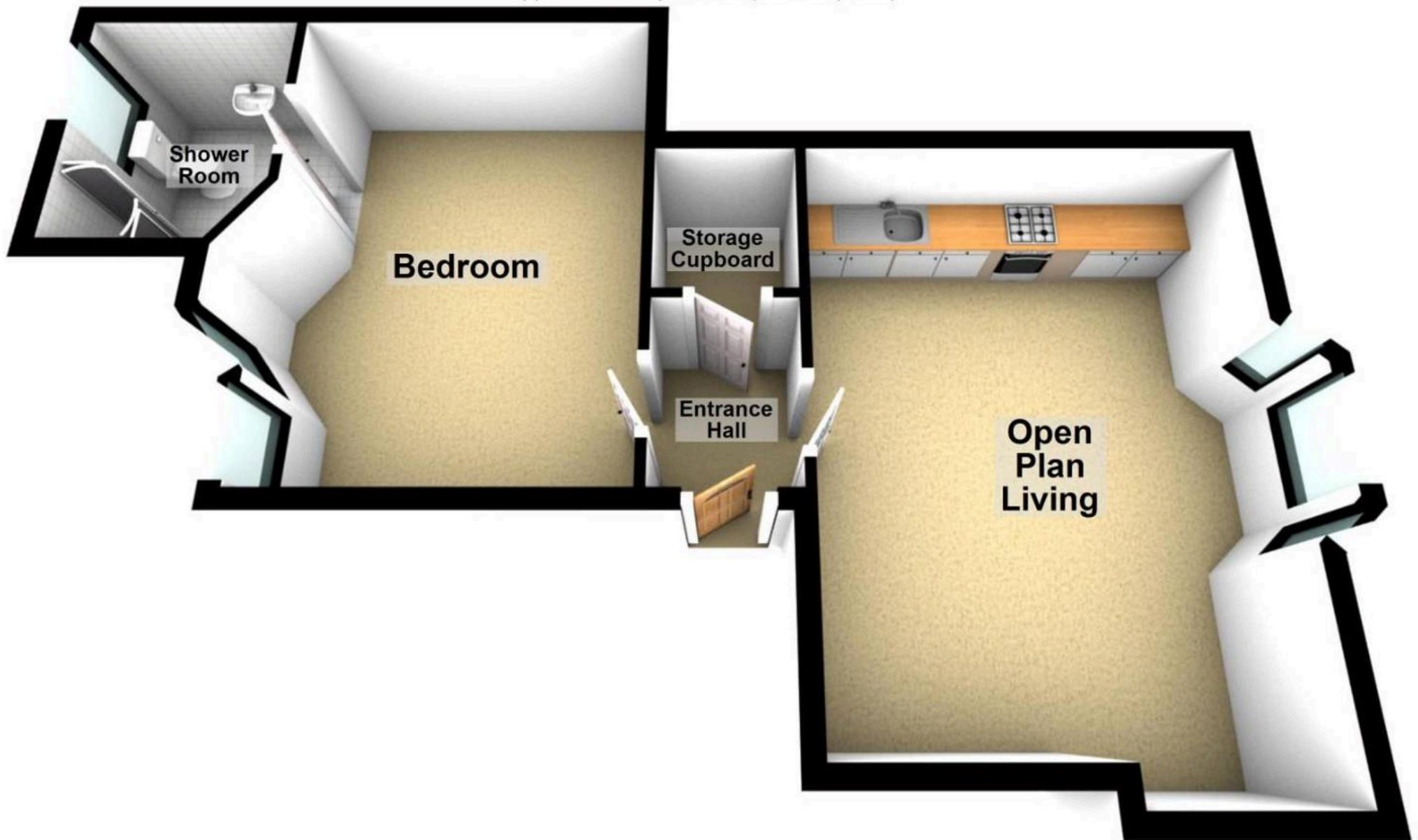
Directional Notes

From Matlock Crown Square, cross the bridge and turn left onto Dale Road. Proceed for approx 200 metres and the property can be found on the left hand side just before ' The Remarkable Hare ' public house and restaurant.



Ground Floor

Approx. 49.9 sq. metres (537.3 sq. feet)



Total area: approx. 49.9 sq. metres (537.3 sq. feet)

This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.



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