



60a Smedley Street East, Matlock, DE4 3FQ
£795 pcm



- First floor apartment
- Ideally located
- Close to amenities
- 2 double bedrooms

- Rear yard
- Spacious Living/Kitchen/Diner
- Family bathroom
- Large master ensuite

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60a Smedley Street East, Matlock, DE4 3FQ

An immaculately presented, newly refurbished, first floor apartment, ideally located in a popular residential area, close to local amenities and within easy reach of the town centre of Matlock. This generously proportioned, contemporary design apartment offers; 2 bedrooms, en-suite shower room, family bathroom, Open plan living/dining/kitchen. The property benefits from a rear patio and its own entrance door.

Entering the property via a half glazed entrance door, which opens to a staircase which rises to:

CENTRAL HALLWAY 8'7" x 6'9" (2.44m x 1.83m)

Having central heating radiator, intercom link to the entrance door and panelled doors opening to:

OPEN PLAN LIVING/DINING/KITCHEN 11'11" 19" x 9'9" 8'11" (3.84m x 2.95m)

An 'L' shaped room with front aspect UPVC double glazed windows. The kitchen area of the room has slate tile to the floor and a good range of contemporary kitchen units in a high gloss finish with cupboards and drawers beneath a granite effect work surface, with a matching upstand and wall mounted storage cupboards. Set within the work surface is a one and a half bowl sink with mixer tap and a four burner gas hob over which is an extractor canopy. Beneath the hob is a fan assisted electric oven. Space for a fridge freezer and ample space for a family dining table. Sited within the kitchen is the combination gas fired boiler which provides hot water and central heating to the apartment. The Sitting Area of the room is carpeted and has halogen downlight spotlights and a television aerial point with satellite facility.

BEDROOM ONE 12' x 11'10" (3.66m x 3.35m)

Having a rear aspect UPVC double glazed window, central heating radiator, panelled door opening to:

EN-SUITE SHOWER ROOM 6'9" x 5'11" (1.83m x 1.52m)

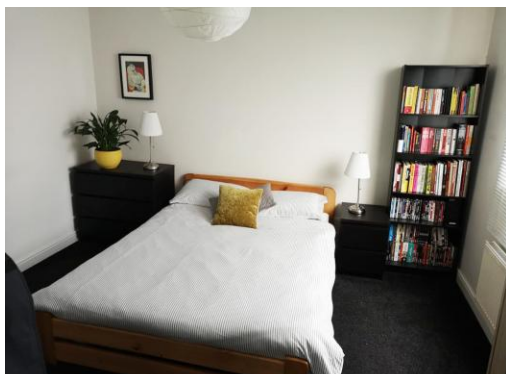
Having a tiled floor, rear aspect double glazed window. tiled shower cubicle with Mira Sport electric shower. Pedestal wash hand basin and dual flush closed coupled WC. A pair of doors open to a utility cupboard with space and connection for an automatic washing machine and fitted storage shelving. The shower room is illuminated by halogen downlight spotlights and there is an extractor fan.

BEDROOM TWO 12' x 9" (3.66m x 2.74m)

With a front aspect UPVC double glazed window, central heating radiator, television aerial point with satellite facility. This bedroom would make an ideal sitting room if not required as a bedroom.

FAMILY BATHROOM 9' x 8'8" (2.74m x 2.44m)

With a rear aspect UPVC double glazed window with obscured glass and slate tiles to the floor. Suite with panelled bath, pedestal wash hand basin and dual flush closed coupled WC, tiled shower cubicle with a mixer shower. The room has a central heating radiator, an extractor fan and halogen downlight spotlights.



OUTSIDE

To the rear of the property is an enclosed patio, ideal for sitting out and drying clothes etc. Parking restrictions only apply Monday to Friday 8am to 6pm and weekends there are no parking restrictions.

SERVICES

All mains services are connected to the property.

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

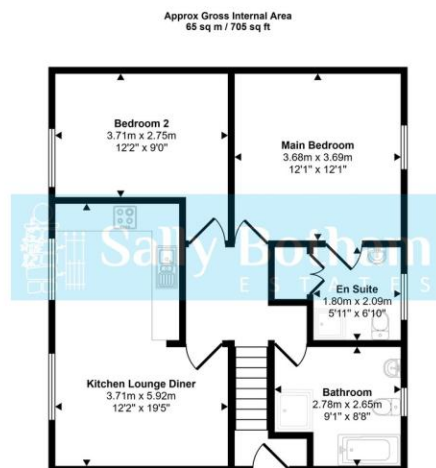
For Mobile Phone coverage please go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax Band: A (correct at the time of publication)

DIRECTIONS

Leaving Matlock Crown Square via Bank Road follow the road up the hill turning right By County Hall into Smedley Street East where the property can be found on the left 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.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		