

**APARTMENT 10 CAVENDISH MILL
SMEDLEY STREET
MATLOCK
DERBYSHIRE DE4 3FQ**



O A £155,000 No Chain

A well-presented and proportioned first floor two bedroom apartment within this sought after and conveniently located Mill Conversion.

Within a tastefully undertaken development of luxury apartments, this first floor flat is available for early completion and benefits from secure entry system, lift access, landscaped communal grounds with visitor parking and with the rare advantage of two dedicated parking spaces.

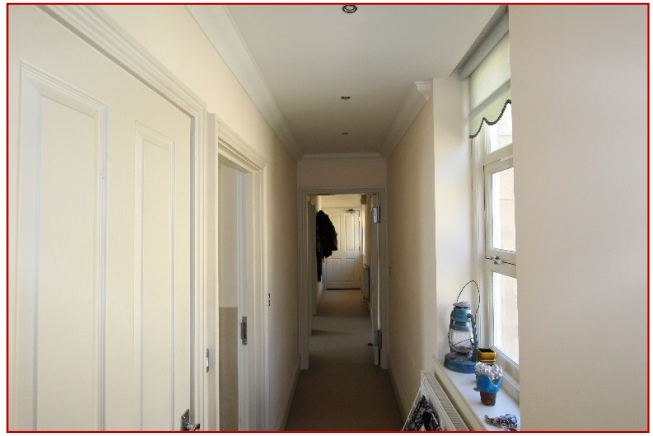
Prominently positioned on Smedley Street, Cavendish Mill is convenient not only for County Hall but for local amenities, as well as for access to the town centre and surrounding areas of employment.

The apartment would ideally suit the investor purchaser or purchaser seeking an easily managed second home on the fringes of the Peak District. Viewing is highly recommended to appreciate the generously proportioned accommodation.

Good road communications ensure access to Chesterfield, Bakewell and Alfreton with the A38 and M1 corridor close-by. The cities of Sheffield, Derby and Nottingham are all within daily commuting distance and the delights of the Derbyshire Dales and Peak District countryside are virtually on the doorstep.

- First floor apartment
- Secure entry system
- Lift access
- Well-presented and proportioned
- Sought after location
- Two double bedrooms
- Fitted kitchen with integral appliances
- Contemporary bathroom
- Communal grounds and gardens
- 2 Allocated parking spaces
- Ample visitor parking
- Viewing highly recommended
- No Chain

PHOTO GALLERY:



www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

ACCOMMODATION

The apartment is accessed by a secure communal entrance door to the ground floor, opening to a well maintained hallway with personnel lift. Apartment 10 is at first floor level.

A panelled entrance door gives access into the **Entrance Hallway** with rear aspect double glazed windows, two central heating radiators, ceiling coving, down lighters, linen storage cupboard and doors to principal rooms.

Living/Dining room – 4.87m x 4.02m (16' x 13' 2") having southerly views taking in Riber Castle and the Derwent Valley towards countryside beyond. Two central heating radiators, ceiling coving, down lighters, telephone socket and telephone entry system.

Kitchen – 3.64m x 1.92m (11' 11" x 6' 4"), fitted with a comprehensive range of wall and floor mounted units beneath roll edge work surfaces. Inset stainless sink unit with veg bowl. Tiled splash backs. Built-in electric oven and four ring hob with extractor canopy over. Integral larder style fridge/freezer, plumbing for an automatic washing machine and, concealed within a unit, the gas fired central heating boiler. Tiled flooring, down lighters and side aspect double glazed window.

Bedroom 1 – 4.28m x 3.62m (14' 1" x 11' 11") being of comfortable proportion and having built-in wardrobes with shelving and hanging. Front aspect double glazed window enjoying views over Matlock and the Derwent Valley. Central heating radiator, ceiling coving and down lighters.

Bedroom 2 – 4.40m x 3.13m (14' 5" x 10' 3") with built-in wardrobes providing shelving and hanging. Front aspect double glazed window with views toward Riber Castle, central heating radiator, ceiling coving and down lighters.

Bathroom fitted with a contemporary styled white suite comprising panelled bath with thermostatic shower above and glazed screen, low flush WC, twin "his and hers" wash hand basins, bidet and contemporary tiled splash backs. Front aspect double glazed window with obscured glazing, heated towel rail, central heating radiator, down lighters, extractor fan, vanity light and shaver point.

OUTSIDE

The property has two allocated parking spaces along with the use of communal grounds to include courtyard, formal gardens and visitor parking.

Note: Television aerial sockets are connected to a communal satellite dish. Further details can be made available upon request.

TENURE – Leasehold. 125 year lease from 2003. Service charge (2019) £1,697.30 plus ground rent of £250 per annum. The sellers have settled service charge and ground rent obligations for 2019 and, subject to negotiation, will not request apportionment.

SERVICES – All main services are available to the property. Gas fired central heating and double glazing. No test has been made on services or their distribution.

COUNCIL TAX – Band C.

FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take Bank Road rising out of the town. Just after the County Offices, which are on your left, turn right onto Smedley Street East by the Gate Public House. Proceed to the end of Smedley Street East and Cavendish Mill can be found on the right hand side identified by the agent's For Sale board. No.10 can be found to the first floor, to the front of the building.

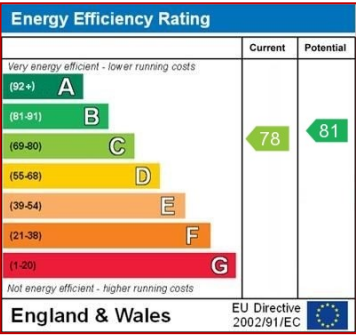
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9071

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EPC GRAPH



FLOOR PLAN

