

**APARTMENT 9
OLDE ENGLISH BUILDING
77 DALE ROAD
MATLOCK
DERBYSHIRE DE4 3LT**



O A £129,950

Offering particularly spacious two bedroomed accommodation, a modern stylish town centre apartment within a distinctive historic building as part of the well regarded Olde Englishe Hotel conversion.

Apartment 9 is situated on the second floor of this former grand hotel which was converted in 2015. Internally, the apartment enjoys the benefit of excellent natural light and a contemporary finish to the accommodation which briefly comprises; spacious open plan living dining kitchen, two double bedrooms and generous bathroom with separate shower. The property is ideally suited to the discerning professional, first time buyer or perhaps second home investor all of whom will appreciate the ample space for full time living yet being equally convenient for those seeking a low maintenance lifestyle.

Situated at the heart of the vibrant town centre, alongside the delightful Hall Leys Park, there is ready access to all local and mainstream shops, restaurants and bars. Commuter links by bus, train or road lead to neighbouring centres of employment and the recreational attractions of the Derbyshire Dales and Peak District countryside are all close at hand.

- Spacious 2 bed second floor apartment
- Contemporary finish
- Desirable buy-to-let property
- Characterful features
- Secure intercom system
- Town centre location
- Viewing highly recommended



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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

Entrance Hall with ample space for coat hanging and built in broom cupboard housing the central heating boiler.

Living Dining Kitchen Area – 8.45m x 4.57m (27' 7" x 15') with kitchen area sitting to one side including a range of modern fittings with tiled splashback and upstands. Fittings include an electric oven with four-ring hob and extractor canopy over, integrated fridge freezer, plumbing for a washing machine and inset stainless steel sink and drainer unit. Being situated on the top floor of the building, there is part restricted head height and a good use of natural light through a combination of traditional dormer and roof light windows to three elevations.

Bedroom 1 – 4.15m x 3.39m (13' 8" x 11' 2") a good double bedroom with side facing dormer window benefitting from countryside views in the distance and access to eaves storage, central heating radiator and TV points.

Bedroom 2 – 4.33m x 3.1m (14' 3" x 10' 3") a second well-proportioned double bedroom with roof light, central heating radiator and TV point.

Bath and Shower Room – 3.08m x 2.37m (10' 2" x 7' 10") well fitted with a modern four piece suite to include good sized double end bath, separate shower cubicle, low flush WC and wash hand basin.

Communal Entrance is shared with just three other quality properties, spacious and with secure intercom system for visitors.

TENURE – Leasehold. The property is subject to a 999 year lease from 2015. Service charge currently payable at (tbc).

SERVICES – Mains electricity, water and drainage are available to the property which benefits from programable and thermostatically controlled electric heating. No test has been made on the services or their distribution.

COUNCIL TAX – Band A.

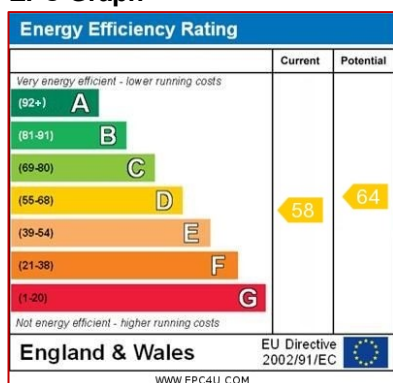
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square take Dale Road towards Matlock Bath. After approximately 200m, the Olde Englishe building can be found on the left hand side. Turn left into Olde Englishe Road and locate the first black door on the left which provides access to flats 7 to 10. Alternatively, from Crown Square, take a more pleasant walk through Hall Leys Park and at the central band stand, take the bridge across the River Derwent on the right. Follow the path towards Dale Road and the door to the apartments can be found on the right hand side.

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

Ref: FTM9477

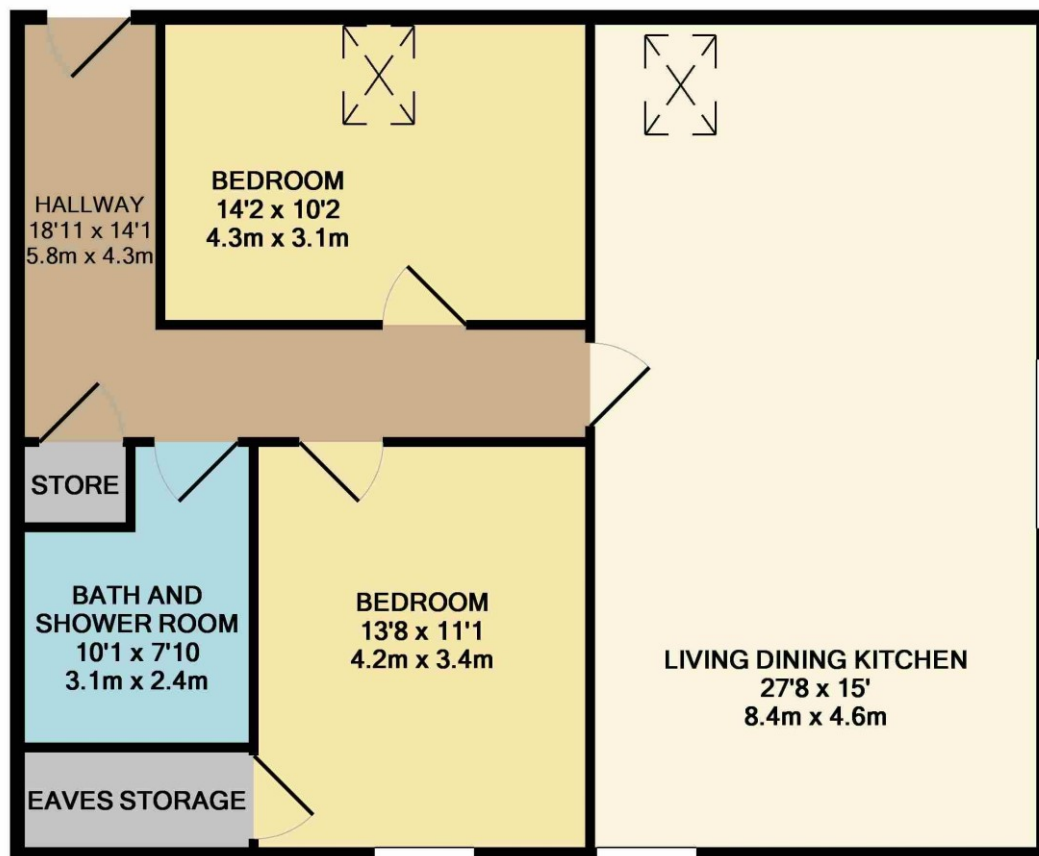
EPC Graph



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Floor Plan



TOTAL APPROX. FLOOR AREA 939 SQ.FT. (87.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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