

**DERWENT
APARTMENT 8
ROCKSIDE HYDRO
CAVENDISH ROAD
MATLOCK
DERBYSHIRE DE4 3RX**



O A £242,000

A quality three bedroomed apartment commanding superb views across the town and Derwent Valley, situated within the exclusive Rockside Hall and Hydro development.

Forming part of the prestigious Rockside development, this high calibre three bedroom apartment provides an opportunity for a discerning purchaser seeking low maintenance living. Enjoying a top floor penthouse position, the apartment commands truly superb views across the town and towards the hills surrounding Matlock's Derwent Valley. The imposing building retains an air of elegance from the Victorian heyday as a hydropathic establishment whilst internally the apartment benefits from a modern quality finish and excellent use of natural light. Complementing the generously proportioned accommodation, offering three bedrooms, the buildings have secure entry to the communal areas, lift and stairway access together with designated parking and the rare advantage of a single garage.

Situated around half a mile from Matlock's central facilities, there are good road communications leading to the surrounding market towns of Bakewell, Chesterfield and Alfreton whilst the delights of the Derbyshire Dales and Peak District countryside are all close at hand.

- Quality 3 bed apartment
- Commanding superb views
- Low maintenance living
- Secure entry system
- Allocated parking
- Visitor parking
- Single garage
- Convenient edge of town location
- Viewing highly recommended



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

With stair and lift access to all floors leading from both the lower ground floor or upper ground floor (car park level). Off the top floor landing an enclosed lobby serves apartments 7 and 8. The door for apartment 8 (Derwent) opens to a central hallway finished with polished oak plank flooring, halogen downlighting and doors leading off to the principal accommodation.

Sitting Room – 5.9m x 4.28m (19' 5" x 14' 1") a well proportioned south facing room sufficient to incorporate a dining area, with a continuation of the oak plank floor and excellent natural light allowed through two windows which command truly superb views across the roof tops of Matlock Bank, County Hall and towards the hills that rise beyond the valley to include Riber Castle, Masson, High Tor, Black Rocks and Bole Hill to the far horizon. There are combination ceiling and wall light points whilst a pair of panelled doors lead directly to the ...

Fitted Kitchen – 4.3m x 3.13m (14' 2" x 10' 3") including an extensive range of wall and floor cupboards, drawers plus additional full height storage complemented by polished granite work surfaces which incorporate a draining area and stainless steel sink. Integral appliances include a ceramic hob, steel and glass extractor fan, under counter electric oven, dishwasher and fridge freezer. A front facing window commands similar views and good natural light. Polished oak plank floor, contemporary halogen spot lights and additional under cupboard LED lighting.

Bathroom well fitted with a modern white suite, the room set to an almost L shape design. There is a fitted low flush WC, vanity wash hand basin above built in low level cabinet and drawers and with a broad mirror and wall light above. A shaped bath includes a curved shower screen, mixer tap and separate thermostatic shower. The room is finished with ceramic tiling to the floor and around the sanitary ware, chrome ladder radiator, ceiling mounted extractor fan and two obscure glazed windows to the side.

Bedroom 1 – 3.8m x 3.65m (12' 6" x 12') a good double room fitted with an extensive range of quality modern bedroom furniture including full height slide robes, additional wardrobe, bedside drawered cabinets and integral bookshelves.

Bedroom 2 – 4.04m x 2.80m (13' 3" x 9' 3") a good sized bedroom with rear facing window and a range of full height built in wardrobes offering hanging and shelved storage.

Study/Bedroom 3 – 4.05m x 2.43m (13' 4" x 8') with rear facing window and well fitted with a range of low level cupboards and deep drawers set beneath full height adjustable book shelving and finished with an illuminated plinth.

OUTSIDE

The properties at Rockside are complemented by a range of patio and gardens, all maintained within the service charge and providing opportunity for outdoor relaxation if required. There is allocated parking within the communal car park and the rare advantage of a single garage with power, lights and extensive shelving.

TENURE – Leasehold. The property is offered on a 999 year lease from 1 January 2000. The current maintenance charge, which includes building insurance, stands at £151.67 pcm. There is an estate charge of £40 pcm which is a contribution to garden maintenance and planting, external lighting, signage, road maintenance etc. Full details to be confirmed and available on request.

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.

SERVICES – Mains electricity, water and drainage are available to the property which also benefits from gas central heating served by a centralised gas fired boiler, separately metered. Communal lift servicing all floors, secure electronic key and video intercom access to the building. No specific test has been made on services or their distribution.

COUNCIL TAX – Band D.

EPC RATING – B.

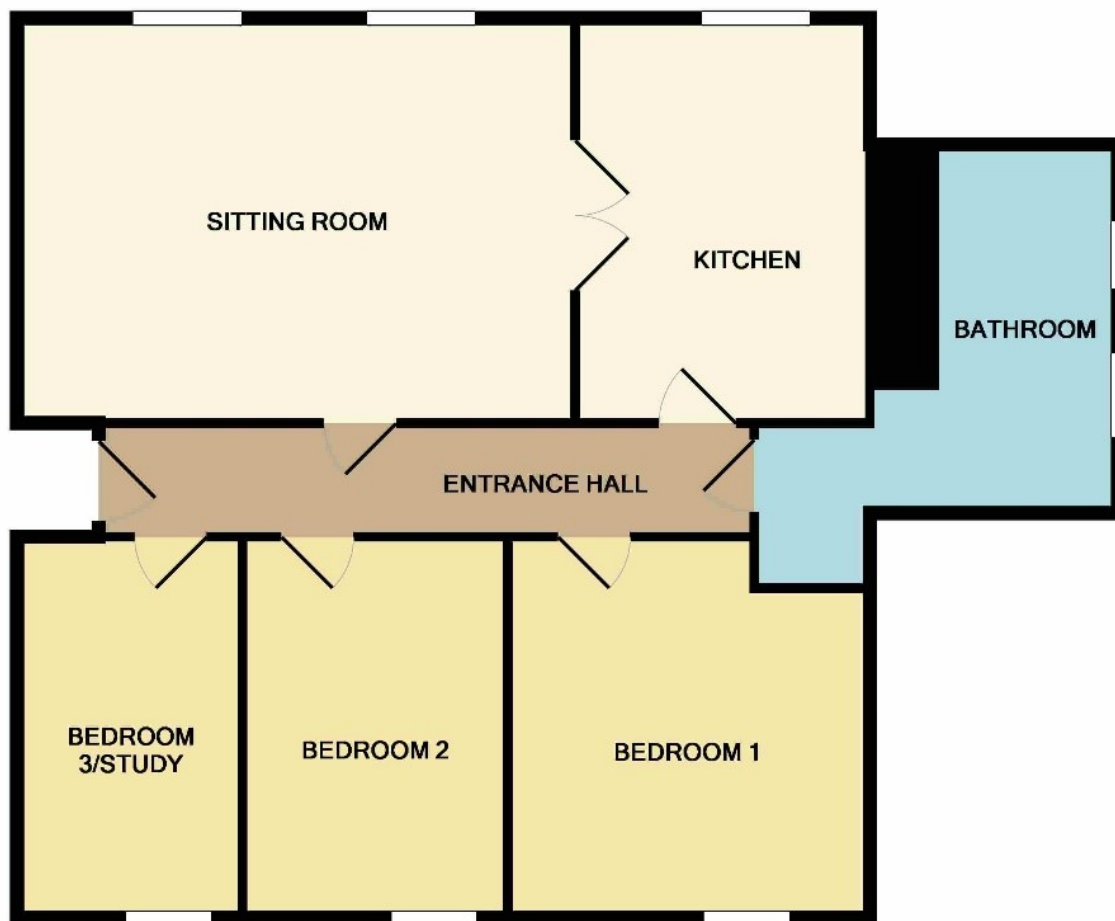
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take Bank Road rising up the hill and into Rutland Street before bearing right into Wellington Street. To access the main lower ground floor communal entrance, turn immediately left as signed Rockside Hall and Hydro. To access from the upper level, continue up Wellington Street before turning left into Cavendish Road. Continue for around 400m and the car park to the building can be found on the left hand side. The Derwent Apartment parking bay is labelled.

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

Ref: FTM9530

Floor Plan



TOTAL APPROX. FLOOR AREA 998 SQ.FT. (92.7 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.
Made with Metropix ©2019

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.