

**22 BLACK ROCKS AVENUE
MATLOCK
DERBYSHIRE DE4 3ND**



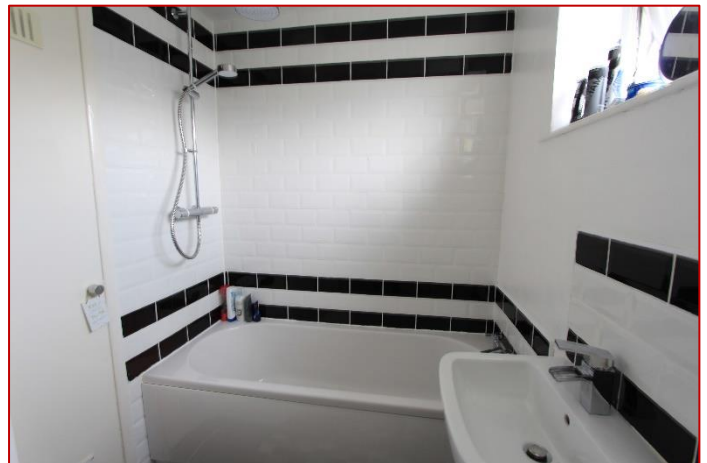
O A £89,950

A well proportioned one bedroom ground floor flat within this established edge of town cul-de-sac location.

Situated in a pleasant end of cul-de-sac location as one of eight similar flats, this one bedroom property offers an excellent opportunity to the first time purchaser, buy-to-let investor and those seeking an easily managed home. Conveniently sited on the ground floor, there is the benefit of ample communal parking, secure access to the building and maintained gardens and grounds.

Matlock's town centre shops and amenities lie around one mile away and good road communications lead to the neighbouring centres of employment including Bakewell, Chesterfield and Alfreton.

- One bed ground floor flat
- Well proportioned accommodation
- Established edge of town cul-de-sac location
- Ample communal parking
- Secure access to the building
- Maintained gardens and grounds
- Viewing highly recommended



ACCOMMODATION

From the communal lobby and stairwell, the front door opens to an **entrance hall** with alcove display shelving and a deep **walk-in store**, part shelved and with coat hanging.

Bedroom – 3.87m x 2.89m (12' 9" x 9' 6") a good double bedroom with corniced ceiling and UPVC double glazed window overlooking the communal green.

Sitting and Dining Room – 3.27m x 3.85m (10' 9" x 12' 8") plus 1.94m x 1.75m (6' 5" x 12' 8") an excellent all day living space with ample room to create a dining area. There is a similar UPVC double glazed window allowing views to the rear, corniced ceiling and display shelving to the dining area.

Fitted Kitchen – 2.98m x 2.25m (9' 9" x 7' 5") fitted with a modern range of cupboards, drawers and wood block work surfaces. One and a half bowl stainless steel sink unit, gas cooker point with fitted steel splash back and extractor canopy above, plumbing for an automatic washing machine, spot lighting and a wall mounted gas fired

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boiler which serves the central heating and hot water system. The UPVC double glazed window allows good natural light and looks across the front garden to the car park beyond.

Bathroom fitted with a modern white suite to include low flush WC, pedestal wash hand basin, panelled bath with a mixer shower fitting above with thermostatic control and dual sprays. Complementary ceramic tiling and a built in airing cupboard store which houses the foam lagged hot water cylinder with emersion heater.

OUTSIDE

Serving this, and the adjoining apartments, are communal gardens and grounds, principally laid to grass with shrub borders to the front. A generous car park provides ample communal parking.

TENURE – Leasehold. 125 years from April 1982 with a service charge of £125 per calendar month and ground rent of £10 per annum.

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

COUNCIL TAX – Band A.

EPC RATING – D.

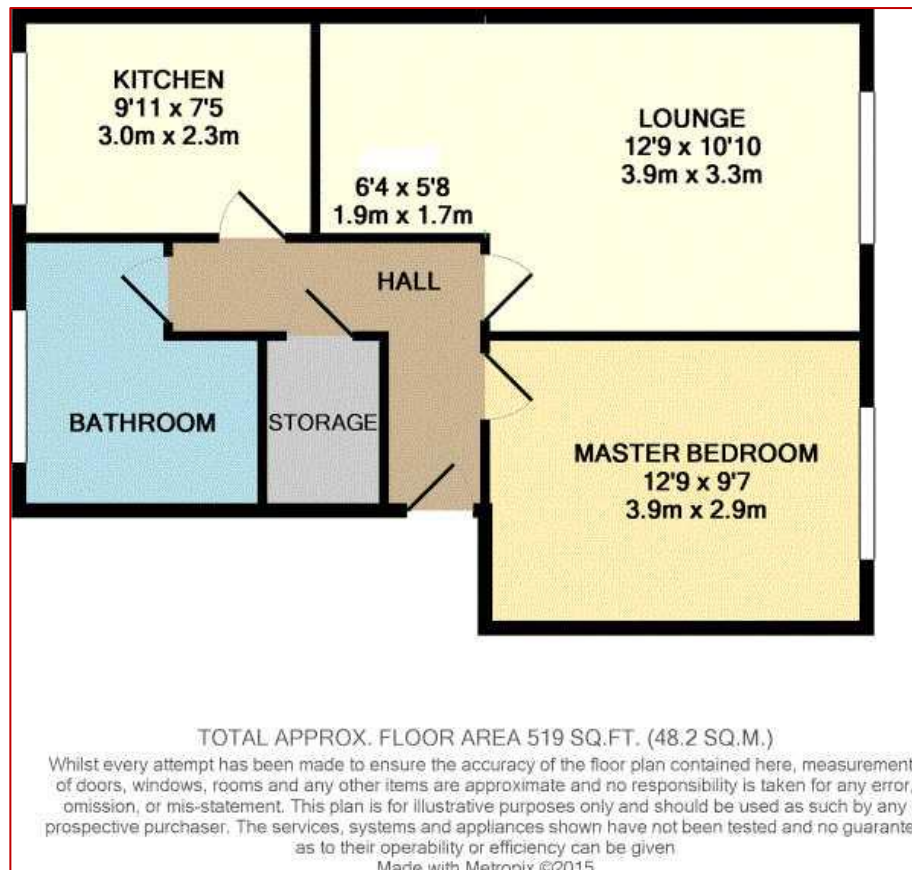
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take the A6 north towards Darley Dale (Bakewell Road). After passing the entrance to Arc Leisure Centre and the Premier Inn, continue for a further 200m before turning right into Stanton Moor View. Rise up the hill and take the second left which leads to the car park of 14 to 28 Black Rocks Avenue.

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

Ref: FTM9572

Floor Plan



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