

**FLAT 11
RUTLAND COURT
RUTLAND STREET
MATLOCK
DERBYSHIRE DE4 3GN**



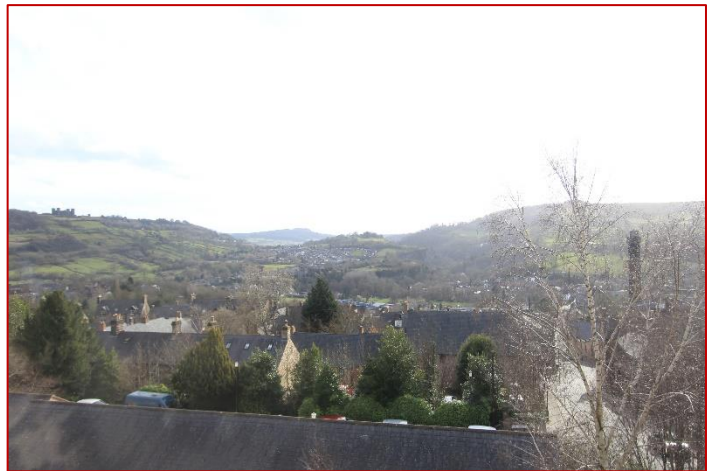
O A £125,000

A one bedroom apartment of elegant proportion within this conveniently placed Victorian building.

Standing to the second floor, this private apartment block is an easily managed second floor flat. The property retains much of its traditional elegance and with opportunity for cosmetic upgrading to create a stylish low maintenance home. There is the benefit of gas fired central heating together with truly superb views from the elevated location, far reaching to the south down the valley and also to the west altogether taking in the panoramic hills of Riber, Bolehill, Oker, Bonsall and Stanton Moors.

Lying around half a mile from Matlock's central shops and facilities, and those of Smedley Street and County Hall close by. Good road communications lead to the neighbouring centres of employment including Bakewell, Chesterfield and Alfreton whilst the delights of the Derbyshire Dales and Peak District countryside are also close at hand.

- 1 Bed second floor apartment
- Conveniently placed Victorian building
- Low maintenance home
- Stunning panoramic views
- Traditional elegance retained
- Gas fired central heating
- Communal gardens
- Viewing highly recommended



ACCOMMODATION

A secure entry system leads to communal stairs serving flats 7 to 12 and from the hallway, terrazzo tiled floor and stairs lead to all floors. At second floor level, a multi-paned wire glazed door provides access to the flat.

Reception Hall a spacious room with ample space for occasional furniture and retaining original panelled doors, hospital style radiator and deep plaster mouldings to the ceiling.

Taking the accommodation in an anti-clockwise manner from the front door:

Bathroom fitted with a white suite to include low flush WC, pedestal wash hand basin and panelled bath. There is an electric shower fitted (not tested), arched obscure glazed window and two cupboards, one siting the gas fired combination boiler which serves the central heating and hot water system.

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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.

Dining Kitchen – 3.77m x 3.1m (12' 5" x 10' 2") an original sash window allowing excellent natural light and superb views beyond opposing roof tops towards Oker Hill, Bonsall Moor and Stanton Moor on the far horizon to the west. The kitchen is fitted with a modest range of cupboards and work surface with an enamelled pot sink. There is a gas cooker point and two built in cupboards either side of the chimney breast, each shelved and one housing the water and gas meters the other the electric meters. Again, there is a decorative corniced ceiling.

Sitting Room – 5.57m x 3.46m (18' 3" x 11' 4") a spacious living room and again benefitting from excellent natural light with three sash windows, two with similar west facing views the third facing straight across the town with Riber Castle, Masson and Bole Hill on the hilltops. Elegant corniced ceiling and exposed stone lintel to the fireplace.

Bedroom – 3.75m x 3.17m (12' 4" x 10' 5") a good double bedroom with corniced ceiling, sash casement windows allowing views to the south along the Derwent Valley, the panorama including the town's surrounding hills again with Riber Castle, High Tor, Victoria Tower, Masson and Bolehill above Black Rocks in the distance.

OUTSIDE

The flats are served with maintained communal grounds. A single parking place may be available on application to the management company after purchase.

TENURE – Leasehold. Full lease details to be confirmed. Ground rent £20 per annum from 1.4.19 to 31.3.20. Management fee and service charge £1,545.82 per annum from 1.4.19 to 31.3.20.

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

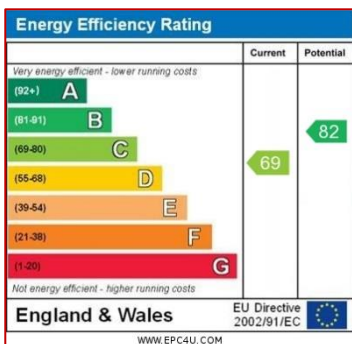
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take Bank Road rising up the hill beyond County Hall and to Rutland Street. Rutland Court can be found on the right hand side and No. 11 is approached through the first doors opposite the gate entrance to the car park.

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

Ref: FTM9574

EPC Graph



Awaiting Floor Plan