

**FLAT 3
BRIDGE VIEW
2 DALE ROAD
MATLOCK
DERBYSHIRE DE4 3LT**



O A £85,000

An easily managed modern studio flat, within a distinctive town centre building and a particularly convenient location.

This stylish studio apartment provides low maintenance living and is situated at first floor level in one of the town's most elegant and quite distinctive buildings. One of just four apartments converted in 2014, the property benefits from an up-to-date finish and maintained communal areas.

Closer inspection is strongly recommended, the flat believed to be well suited to the first time buyer, single professional or perhaps buy-to-let investor.

Located at the heart of the town, Matlock's central shops, pubs, restaurants and other facilities are all close at hand, together with the delightful Hall Leys Park alongside the river Derwent. Good road communications lead to the neighbouring centres to include Bakewell, Chesterfield and Alfreton, whilst the delights of the surrounding Derbyshire Dales and Peak District countryside are also on the doorstep.

- Modern studio apartment
- Distinctive town centre property
- Convenient town location
- Built-in storage solutions
- Secure entry phone system
- Viewing highly recommended



RICS

MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk
ASHBOURNE: 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk





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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

Open plan Living Area with Galley Kitchen – 4.35m x 3.26m (14'4" x 10'9") average.

Off the Living Area is an enclosed **Study/Storage Room**.

Bedroom – 3.26m x 2.77m (10'9" x 9'1") with built-in wardrobes and storage solutions.

A door leads off to the ...

Shower Room

TENURE – Leasehold. The property is held under a 125 year lease from 2014. A service charge is payable, the current level being £650 per annum. Ground rent is payable at £10 per annum (to be confirmed).

SERVICES – Mains electricity, water and drainage are available to the property. There is the benefit of electric central heating. No test has been made on services or their distribution.

COUNCIL TAX – Band A.

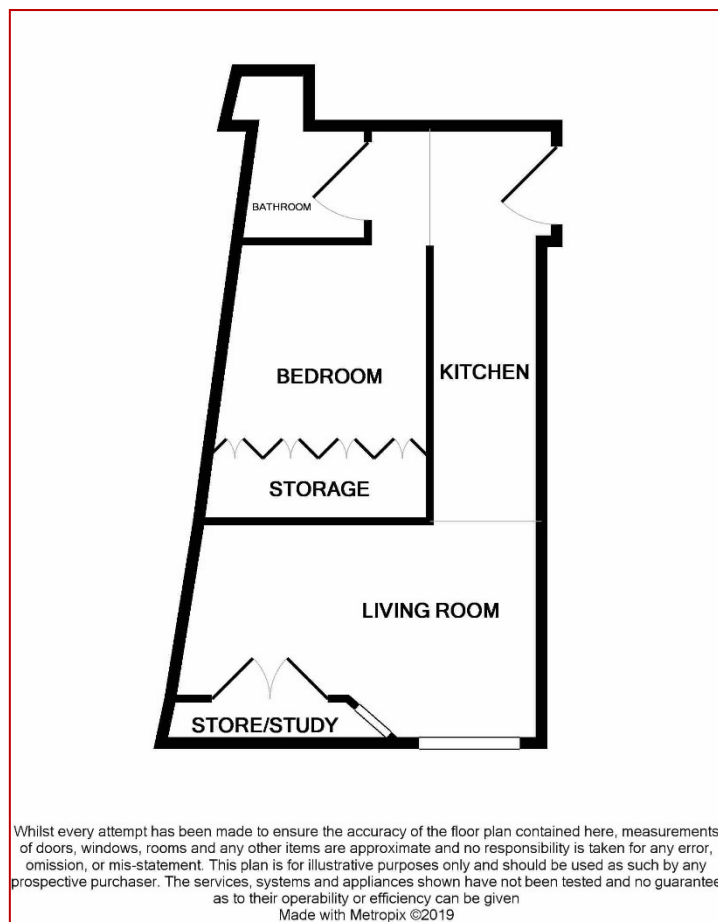
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – from Matlock Crown Square proceed over the bridge and as you bear left onto Dale Road the property can be found on the opposite side at first floor level off the distinctive corner building.

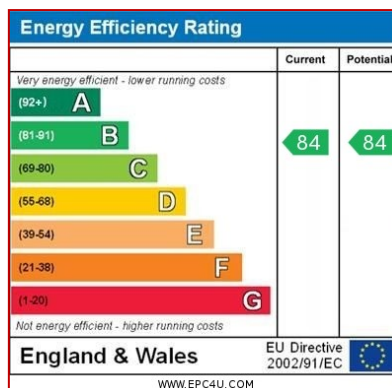
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9640

Floor Plan



EPC Graph



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