

**APARTMENT 2
27-29 DALE ROAD
MATLOCK
DERBYSHIRE DE4 3LT**



O A £137,500

Enjoying a central town location and river views, a refurbished two bedroomed ground floor flat.

Tucked away from the roadside and part of a conversion of a historic town centre building, this contemporary two bedroom flat offers an excellent opportunity for those seeking stylish and easily managed accommodation. The property has recently been updated throughout and incorporates a generous open plan living kitchen with the added benefit of a balcony and shared use of a garden terrace which overlook the River Derwent which runs alongside Hall Leys Park.

The particularly convenient location allows ready access to the park and to the wide range of shops, bars and restaurants. Matlock offers good road communications to the surrounding centres of employment together with a pay train link to Derby and the national network beyond. The delights of the Derbyshire Dales and Peak District countryside are also close at hand.

- Ground floor flat
- 2 bedrooms
- Recently refurbished
- Open plan living kitchen
- Balcony
- Shared use of garden terrace
- Town centre location
- River views
- Viewing highly recommended





ACCOMMODATION

From the communal hallway, a door opens to an **Entrance Hall** finished with laminate flooring which continues throughout the ground floor living areas. Off the main hall, doors lead to the bedroom and bathroom whilst at the end is an enclosed **Lobby** which opens to the ...

Living Kitchen – 4.80m x 5.30m (15'9" x 17'5") average. A generous room overlooking the river through two pairs of double glazed French doors which allow excellent natural light and access to a decked balcony terrace. The kitchen area is fitted with an extensive range of stylish cupboards and drawers with deep grey laminate finish to the fronts and complemented by work surfaces. 1½ bowl stainless steel sink unit and integral appliances to include automatic washing machine, dishwasher, eye level electric oven, 4-ring gas hob with a steel extractor canopy above.

Bedroom 1 – 3.30m x 4.73m (10'10" x 15'6") maximum. A good double bedroom with roof light.

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.

Bedroom 2 – 3.00m x 2.30m (9'10" x 7'0") A good single bedroom with roof light.

Bathroom – with modern white suite to include low flush WC, pedestal wash hand basin and panelled bath with electric shower over, hinged screen and full height ceramic tiled surround. There is contrasting grey ceramic tiling to the floor, chrome ladder radiator and roof light.

OUTSIDE

The flat enjoys use of the balcony terrace and shared use with two other apartments to a lower flagged garden which overlooks the tree lined river.

TENURE – Leasehold. A new long lease is to be prepared. Full details to be confirmed.

SERVICES – All mains 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.

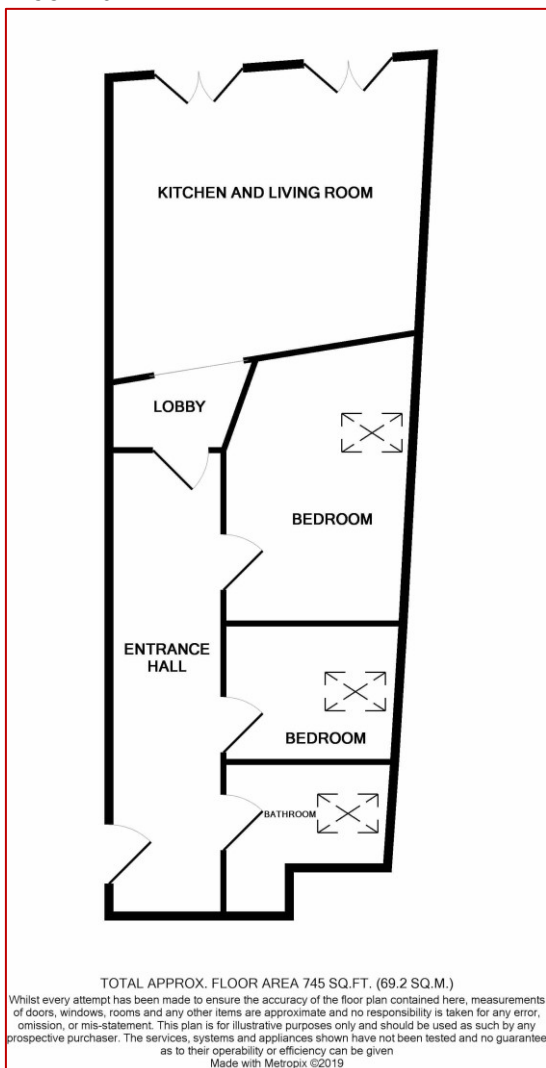
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – Walking along Dale Road from Crown Square, the property is located set back from the road on the left hand side identified by the Agent's For Sale board.

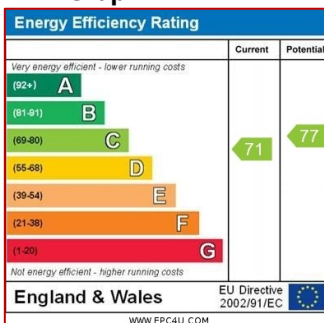
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9621

Floor Plan



EPC Graph



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.