

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



O A £175,000

Enjoying a central town location, looking across the tree lined River Derwent, a refurbished and stylish three bedroom first floor apartment.

Tucked away from the roadside and part of an interesting historic town centre building, this three bedroom apartment offers an excellent easily managed and interesting home which blends contemporary style with spacious open living. The main living areas have the benefit of full width glazing which allows excellent natural light and delightful views across the tree lined River Derwent which flows beyond the garden boundary. There is the added benefit of a garden terrace overlooking the river.

The particularly convenient location has ready access to Hall Leys Park and the wide range of shops, bars and restaurants which serve this historic market town. Matlock offers good road communications to the surrounding Derbyshire Dales and Peak District countryside whilst the neighbouring centres of employment of Bakewell, Alfreton, Chesterfield and Derby are all within daily commuting distance.

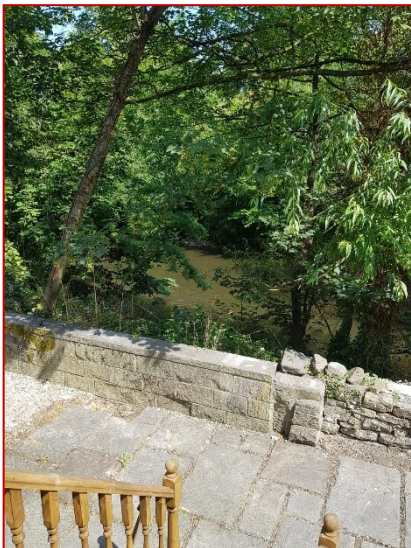
- Town centre location
- Refurbished 3 bed apartment
- Excellent natural light
- Delightful views across the River Derwent
- Garden terrace
- Viewing highly recommended



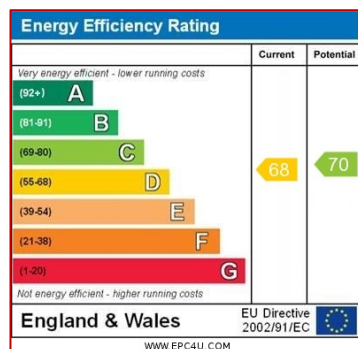
RICS

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





EPC GRAPH



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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

From the tiled communal entrance, stairs rise to the first floor landing and the door to apartment 3 which opens to a central hallway off which doors lead to different rooms and having ample space for occasional furniture and coat hanging.

Kitchen and Living Area – 11.17m x 5m (36' 6" x 16' 4") overall. Spanning the full width of the apartment and accessed through an enclosed lobby and three steps from the hall, the room presents a modern style and character. Full width glazing overlooks the tree lined River Derwent beyond the boundary of the courtyard allowing excellent natural light and a delightfully year round outlook. The spacious room is generously proportioned to accommodate separate seating and dining areas. The kitchen is fitted to one end where a range of modern cupboards, drawers and work surfaces provide ample storage. There is a 1½ bowl sink unit, plumbing for an automatic washing machine, integral dishwasher, eye level electric oven, four ring gas hob and stainless steel extractor canopy above.

As with all principal rooms, the property is finished to a clean, modern style with stained wooden floors ready for polishing or overlaying with carpet.

Master Bedroom 1 – 4.5m x 3.3m (14' 8" x 10' 8") average. A good double bedroom with an obscure glazed high level window and door off to an:

En-Suite Shower Room with corner shower cubicle, pedestal wash hand basin, low flush WC, chrome towel radiator, wood grain effect ceramic tiled floor and extractor fan.

Bedroom 2 – 5m x 2.47m (16' 4" x 8' 10") average. A second double bedroom, again with high translucent window.

Bedroom 3 – 3.97m x 2.25m (13' x 7' 4") average. A smaller bedroom with window to the side. Potentially sufficient as a double room but offering versatility for hobby or study space as may be required.

Bath and Shower Room refitted with the recent refurbishments with a five piece suite to include panelled bath, pedestal wash hand basin, low flush WC, bidet and separate walk in shower cubicle with tiled surround and curved screen. Wood grain effect ceramic tiled floor, chrome ladder radiator, extractor fan and window to the side.

OUTSIDE

The apartment 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.

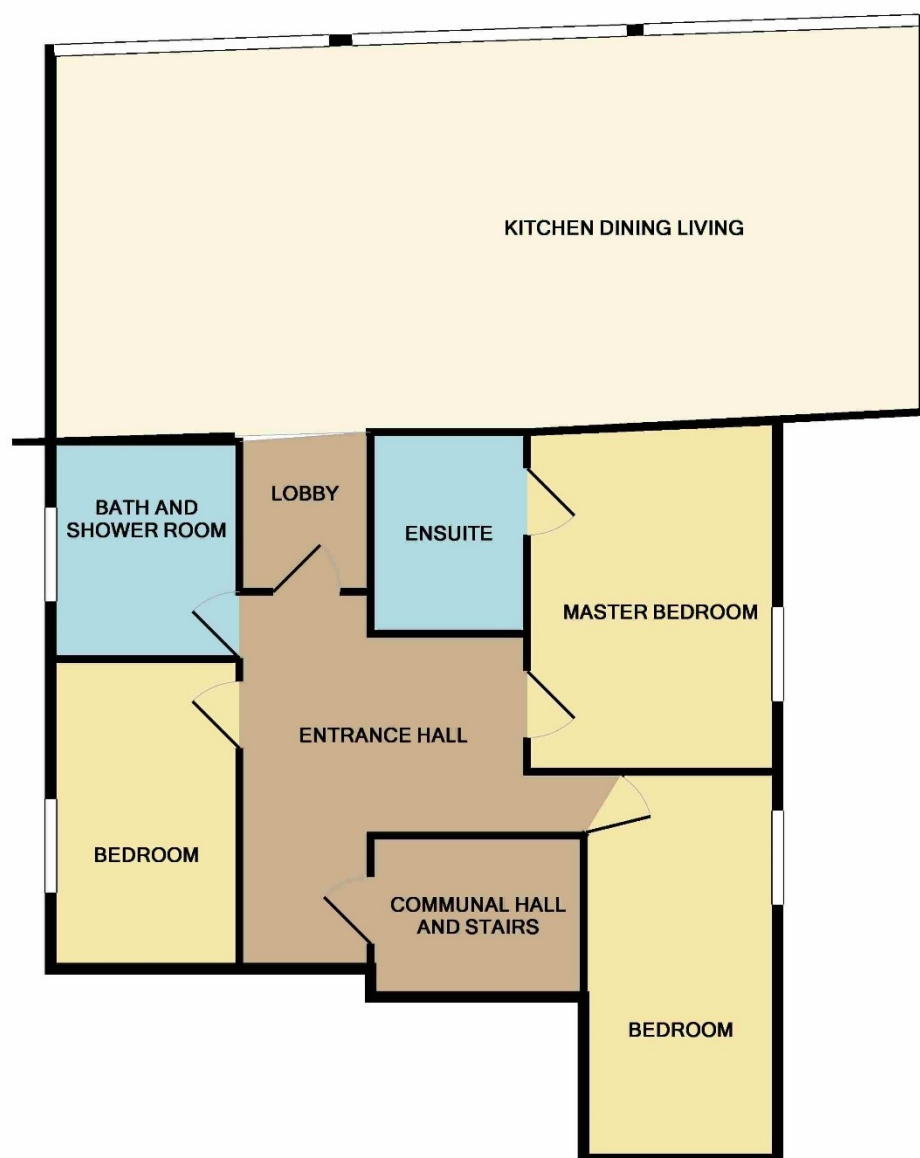
DIRECTIONS – Walking along Dale Road from Crown Square, the property is located set back from the road on the left hand side identified by the Agent's For Sale board.

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

Ref: FTM9655

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Floor Plan



TOTAL APPROX. FLOOR AREA 1366 SQ.FT. (126.9 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
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