

**APARTMENT 2  
RUTLAND COURT  
RUTLAND STREET  
MATLOCK  
DERBYSHIRE DE4 3GN**



**O A £125,000**

**A characterful two bedroom ground floor apartment with opportunity for cosmetic updating, located on the edge of Matlock's town centre and taking in delightful views across the town and Derwent Valley.**

Forming part of this former Victorian spa, now home to a number of elegantly proportioned apartments, Flat 2 is located on the ground floor offering spacious two bedroomed accommodation and with the opportunity for cosmetic updating. Character features are retained, including plaster mouldings to the high ceilings and impressive fireplace to the living room. With the accommodation briefly comprising broad reception hallway, fitted kitchen, bathroom, living and dining room plus two bedrooms, there is the benefit of a secure communal entrance hallway, together with allocated parking within the courtyard car park.

Set within this convenient town location having ready access to a number of local and mainstream amenities, the flat is ideally suited to the first time buyer, professional couple or second home investor. The delights of the neighbouring Derbyshire Dales and Peak District countryside are all close at hand.

- Spacious two bedroom ground floor apartment
- Character features retained
- In need of cosmetic updating
- Located on the edge of Matlock's town centre
- Secure communal entrance hallway
- Grounds and allocated parking
- Delightful surrounding views
- Viewing highly recommended

## PHOTO GALLERY:



## ACCOMMODATION

A secure communal entrance door opens to the ground floor communal **entrance hallway** with stairs rising and Apartment 2 being to the left on the ground floor.

A panelled and glazed private door gives access to the broad ...

**Reception hallway** – 5.19m x 2.08m (16' 9" x 6' 10") with large under stairs store having light, power and shelving facilities, ceiling mouldings and doors to principal rooms.

**Inner lobby** with utility cupboard having plumbing for an automatic washing machine, shelving facilities and doors off to the Bathroom and ...

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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.



**Kitchen** – 3.64m x 1.73m (11' 11" x 5' 8") fitted with a range of pine wall and floor mounted units beneath work surfaces, inset sink and tiled splash backs. Having a built-in electric oven, four ring electric hob above and free-standing appliance space. With rear aspect window housing an extractor fan and dresser style display shelving.

**Bathroom** fitted with a full suite to comprise bath, separate cubicle housing the Mira mains shower, low flush WC, pedestal wash hand basin, tiled splash backs, central heating radiator, rear aspect window, wall mounted gas-fired central heating boiler, linen storage cupboard and shaving point.

**Bedroom 1** – 3.67m x 3.56m (12' 1" x 11' 8") being of comfortable double proportion and having a rear aspect window, central heating radiator, built-in storage providing shelving and hanging facilities along with exposed painted pine floor.

**Living through dining room** – 6.53m x 4.34m (21' 5" x 14' 3") maximum, being easily able to accommodate both living and dining facilities and oozing numerous characterful features, such as a tiled open grate art deco fireplace and ceiling mouldings. With front aspect south facing window making best of the views towards the surrounding countryside and two central heating radiators.

**Bedroom 2** – 4.55m x 3.94m (14' 11" x 12' 11") again being of comfortable double proportion and having two front aspect windows making best of the southerly views, central heating radiator, alcove storage cupboards to either side of the chimney breast, telephone socket, ceiling mouldings and picture rail.

## OUTSIDE

The apartment enjoys the use of communal grounds to include allocated parking.

**TENURE** – Leasehold 200 years from 24 February 1975. Service charge £120 per calendar month with the management fee being £11.70 per calendar month and £20 per annum on ground rent.

**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.

**COUNCIL TAX** – Band B.

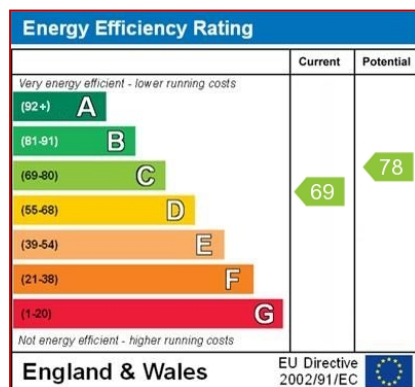
**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

**DIRECTIONS** - From Matlock Crown Square take Bank Road rising out of the town and after approximately a quarter of a mile, Rutland Court Apartments can be found on the right hand side identified by the Agent's For Sale board with Apartment 2 located on the ground floor.

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

Ref: FTM9777

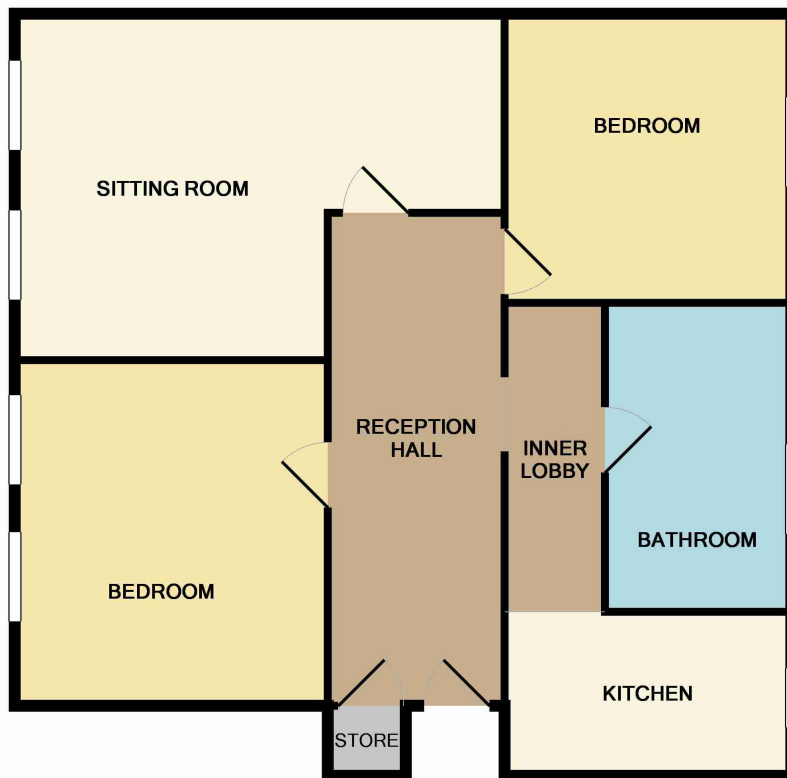
## EPC GRAPH



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## FLOOR PLAN



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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