

**44 MORLEDGE
MATLOCK
DERBYSHIRE DE4 3SD**



O A £145,000

A modern two bedroom ground floor apartment, newly built in 2012 and with the benefit of allocated parking and maintained communal grounds, all situated just one mile from central Matlock.

Situated within the popular Morledge development, on the fringe of the town centre, this ground floor flat offers extremely well presented two bedroomed accommodation which is well suited to first time buyers, those down sizing to an easily managed home or perhaps buy to let investors. The property benefits from a pleasant outlook across the communal gardens to the rear and has the benefit of an allocated parking space. The surrounding managed grounds include visitor parking bays and open grassed garden. The accommodation briefly comprises a well appointed kitchen with appliances, open plan sitting and dining areas, well fitted bathroom plus two double bedrooms.

Nearby is the popular Arc Leisure Centre situated within walking distance whilst good road communications lead into Matlock and to the surrounding centres of employment to include Bakewell, Chesterfield and Alfreton. The delights of the Derbyshire Dales and Peak District countryside are also close at hand.

- 2 Bed ground floor flat
- Built in 2012
- Allocated parking
- Communal grounds
- Sought after residential location
- Open plan living/dining/kitchen
- 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

A UPVC double glazed front door opens to an **entrance hallway** with **secure entry alarm**, built in storage cupboard and doors leading to the principal rooms.

Open Plan Living Dining Room – 3.96m x 4.82m (12' 10" x 15' 8") the measurements not including the square bay window which enjoys good natural light and views across the communal gardens. There is a deep built in store and the room is open plan to the adjacent:

Breakfast Kitchen – 2.6m x 3.2m (8' 5" x 10' 5") well fitted with an extensive range of cupboards, drawers and work surfaces and with inset stainless steel sink, integral appliances and breakfast bar. One wall cupboard conceals the gas fired central heating boiler.

Bedroom 1 – 3.67m x 3.18m (12' x 10' 4") a good double bedroom with a south westerly aspect across the communal grounds and with the benefit of a built in double wardrobe.

Bathroom fitted with a white suite to include low flush WC, wash hand basin and panelled bath having a thermostatic mixer shower above. There is a heated towel rail, shaving point and extractor fan.

Bedroom 2 – 2.77m x 2.57m (9' 1" x 8' 4") a smaller double bedroom with front aspect window.

OUTSIDE

There is an attractive forecourt garden and communal pathways providing entrance to the flat from the car park. Private and principally level independent access leads to the front and there is the benefit of one allocated parking space plus visitor space within the car park as well as the use of communal grounds.

TENURE – Leasehold subject to a 125 year lease from 2012 with a service charge payable of approximately £50 per calendar month and an annual ground rent of £150. Further details can be supplied on request. The freehold to the properties and grounds are held under the Morledge Management Company Limited. Each flat owner becomes a shareholder of the management company.

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.

COUNCIL TAX – Band B.

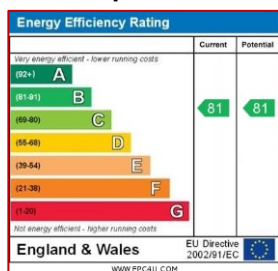
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take the A6 towards Bakewell by following Bakewell Road and proceeding straight on at the roundabout. Take the next right onto Morledge and continue up the hill, turning left at the T junction and following the road around until you can find No. 44 on the left hand side. The residents' car parking area can be found immediately after the pathway to the property on the left hand side.

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

Ref: FTM9743

EPC Graph



Awaiting Floor Plan

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