

**13 HIGH COURT  
SMITH ROAD  
MATLOCK  
DERBYSHIRE DE4 3JL**



**O A £120,000**

**A well presented two bedroom apartment with garage situated within a popular town centre location.**

Standing within this popular block of apartments, the property enjoys a favourable first floor location which commands pleasant views across and beyond the town. The two bedroom accommodation includes an open plan kitchen and living area creating good use of the available space and natural light from each elevation. There is the added benefit of a single garage, visitor parking and maintained communal gardens.

High Court is set back from the main thoroughfare yet conveniently placed for access to County Hall, the bars and amenities of Smedley Street whilst the town centre lies just half a mile away. Good road communications lead to the surrounding centres of employment which include Bakewell, Chesterfield and Alfreton and to the surrounding Derbyshire Dales and Peak District countryside.

- 2 Bed apartment
- Well presented
- Popular town centre location
- Open plan kitchen and living area
- Single garage
- Visitor parking
- Delightful communal gardens



**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





## ACCOMMODATION

A covered stairway leads from the gardens to the first floor, No. 13 being accessed from the end of an open landing area. From here, the front door opens to an **entrance hallway** benefitting from a large walk-in cupboard which houses the electric meter and consumer unit. Doors lead off to the principal accommodation.

**Bedroom 1** – 3.67m x 3.53m (12' x 11' 6") a front facing double bedroom with delightful views beyond the roof tops of County Hall and across the town with Riber Castle, High Tor and Bolehill on the far horizon.

**Bedroom 2** – 3.18m x 1.94m (10' 4" x 6' 4") with a rear aspect window.

**Bathroom** fitted with a modern white suite and with full height ceramic tiling to all walls. To one corner, a built in cupboard houses the hot water cylinder.

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**Sitting Room** – 5.85m x 3.17m (19' 2" x 10' 4") open plan to the adjacent kitchen and with ample space to create a formal dining area. The generously proportioned room enjoys good natural light and similar delightful views to the south.

**Kitchen** – 2.38m x 2.26m (7' 8" x 7' 4") lying adjacent to the sitting room and being fitted with a good range of modern cupboards, drawers and work surfaces complemented by a stainless steel sink unit. With under counter electric oven, ceramic hob, extractor fan, integral fridge and freezer.

**OUTSIDE**

The surrounding communal gardens are laid to informal lawns with mature shrub borders.

**Single Garage** situated within a row of four garages accessed off the parking courtyard.

**TENURE** – Leasehold – The property is held subject to a 125 year lease from December 1982. There is a service charge of £90 per calendar month which includes, buildings insurance, and maintenance of the common areas. The freehold is owned by the management company in which the leaseholder holds an equal share. Fuller details available on request.

**SERVICES** – Mains electricity, water and drainage are available to the property. There is partial underfloor heating and electric night storage heaters plus the benefit of UPVC double glazing. No test has been made on services or their distribution.

**COUNCIL TAX** – Band A.

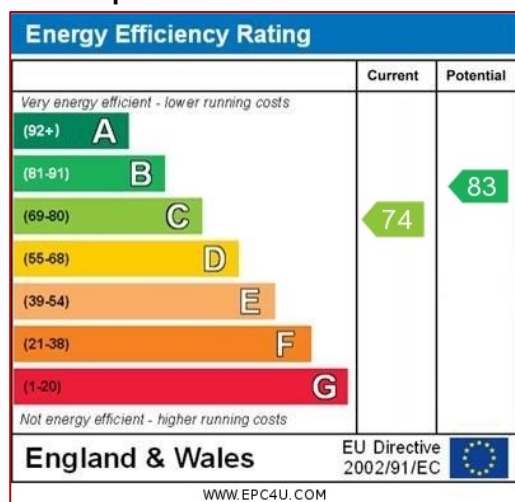
**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

**DIRECTIONS** – From Matlock Crown Square take Bank Road rising past County Offices before turning left into Smedley Street. Take the second right turn into Smith Road and High Court can then be found to the right hand side. No. 13 can be found in the middle block at first floor level.

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

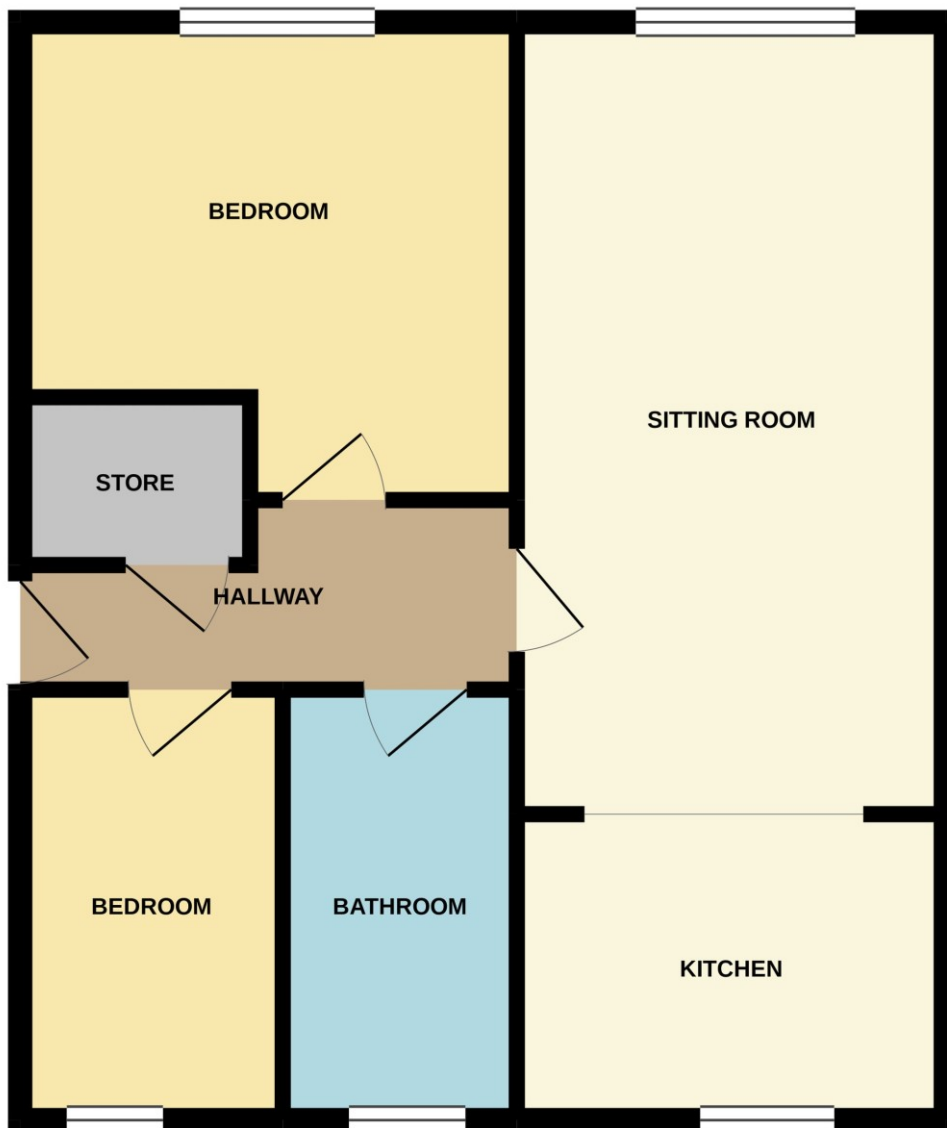
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**EPC Graph**



**Floor Plan**

**GROUND FLOOR**  
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 597 sq.ft. (55.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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