

APARTMENT 7 DERWENT GARDENS  
DERWENT AVENUE  
MATLOCK  
DERBYSHIRE DE4 3LX



## Offers Over £250,000

Enjoying an exclusive town centre location, a modern two bedroom apartment with balcony and convenient level access to the town's shops and facilities.

This contemporary two bedroom apartment stands as one of 12 within a single block all enjoying an exclusive riverside setting. Private gated grounds provide a secure environment and include ample car parking and extensive lawned gardens within an arc of the treelined river Derwent.

Standing on the first floor of this three storey building with the benefit of a south facing balcony, the two bedroom accommodation is well presented and includes an open plan living area throughout and well proportioned double bedrooms. There is lift and stair access to all floors, secure gated and intercom entry system and the benefit of a share in the management company which oversees servicing and maintenance. An additional feature of the property is its own controlled under floor heating.

Matlock's wide range of shops, cafés, restaurants and other amenities are a short level walk away, including a nearby bridge access to the delightful Hall Leys park. Good road communications lead to the neighbouring centres of employment and to the surrounding Derbyshire Dales and Peak District countryside.

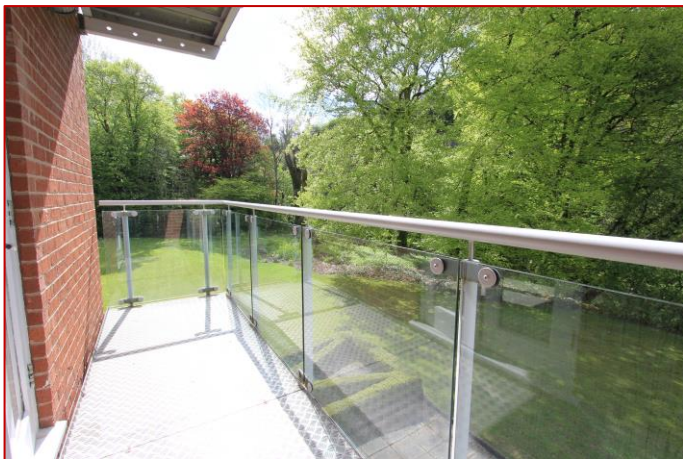
- Modern two bedroom apartment
- Level access to the town centre shops and facilities
- Lift and stair access to all floors
- Intercom system
- Open plan living and kitchen areas
- Bathroom
- En-suite shower room
- Extensive garden area
- Ample resident and guest parking
- Viewing highly recommended



**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

From the communal landing at first floor level, which is served by both lift and stair access, a front door opens to an **entrance lobby** with coat hanging and a second door to the **entrance hall**. The hall leads through the accommodation in an L shape and, by the main entrance, there is a built in store which houses the substantial hot water cylinder.

**Bedroom Suite 1** – 3.76m x 2.97m (12' 3" x 9' 7") a good double bedroom with window overlooking the gardens and the tree lined river which forms the boundary. There is a range of quality built in furniture including wardrobes, bedhead and bedside tables together with optional drawers. A door opens to an:

**En-Suite Shower Room** with tiled floor and full height tiling to the walls which incorporate a recessed vanity mirror. The white suite includes a low flush WC, wash hand basin and corner shower cubicle with dry board surround and curved glazed screens.

**Kitchen and Living Room** – 4.96m x 4.7m (16' 3" x 15' 4") plus 3.75m x 2.59m (12' 3" x 8' 5") an open plan all day living space with ample room to create a dining and sitting areas. The living area enjoys excellent natural light with two windows overlooking the main gardens and the tree lined boundaries whilst fully glazed French doors face south and, again, with views to the river. The steel balcony includes steel and glass ballustrades, ideal for alfresco dining and relaxation.

The kitchen area is fitted with an extensive range of built in cupboards, drawers and work surfaces which incorporate a 1½ bowl stainless steel sink unit and appliances which include stainless steel electric hob, undercounter oven with extractor canopy above, full height fridge freezer, automatic washing machine and eye level microwave.

**Master Bedroom 2** – 4.84m x 3.08m (15' 9" x 10' 1") the measurement not including the door recess from the hallway which also shares a Jack and Jill access to the main shower room. There is a range of full width built in wardrobes set around a bed position with bedside cabinets and an additional wardrobe stands to the opposing wall. A window overlooks the gardens to the side.

**Shower Room** fitted with a modern white suite to include a wall hung wash hand basin set beneath a recessed vanity mirror, low flush WC and a double width walk in shower cubicle with glazed screens, thermostatic mixer attachment, folding seat and grab handles, all set to a dry board surround. There is complementary ceramic tiling, chrome ladder radiator and extractor fan.

## OUTSIDE

Extensive communal gardens provide a quality setting and are all set within the tree lined arc off the river Derwent beyond which is the attractive Hall Leys park. A block paved car park provides ample resident and visit parking, all the grounds being well managed and maintained.

**TENURE** – Leasehold. The property is owned under a long lease. The freehold of the block is owned by the management company and each flat owner, is a shareholder of the management company, putting control over the management of the property with the owners. There has recently been an extension to the lease term at 999 years. Properties within the block cannot be let out and are restricted under the terms of the lease. Current service charge £130 per calendar month.

**SERVICES** – Water drainage and electric are available to the property which benefits from sealed unit double glazing. Heating is by way of electric under floor with its own controls. No test has been made on services or their distribution.

**COUNCIL TAX** – Band C

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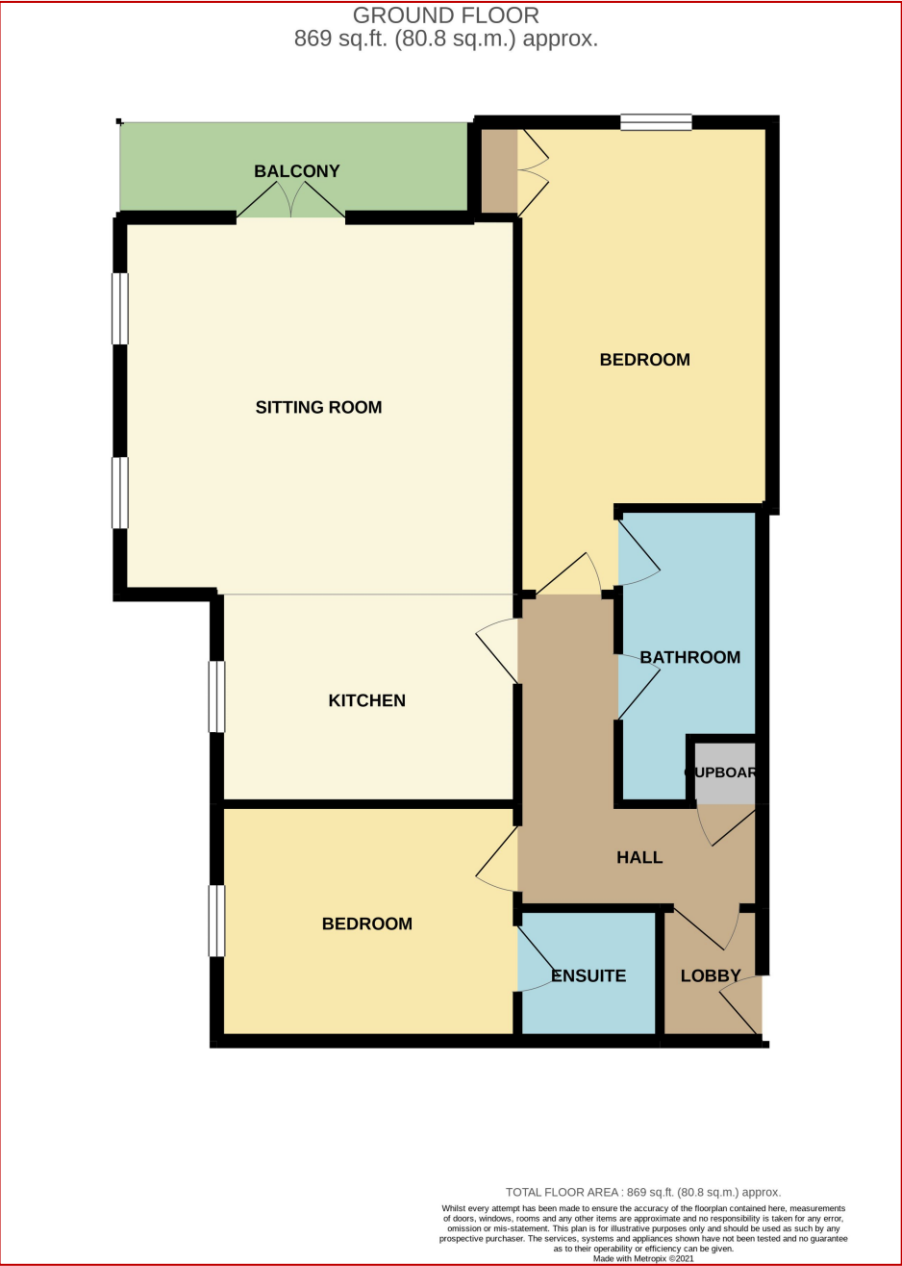
**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

**DIRECTIONS** – From Matlock Crown Square take the A6 south turning left into Old English Road adjacent to The Old English Hotel. Follow the road into the private roadway to the right and Derwent Gardens is at the head of this cul-de-sac. Alternatively, from the town centre, walk along the riverbank from Hall Leys over the pedestrian bridge and turn left into Derwent Gardens.

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

Ref: FTM9960

Floor Plan



EPC Graph

