

**FLAT 4
BRIDGE VIEW APARTMENTS
2 DALE ROAD
MATLOCK
DERBYSHIRE DE4 3LT**



O A £90,000

An easily managed modern studio flat within a distinctive town centre building enjoying a particularly convenient location.

This easily managed studio apartment provides low maintenance living, ideal for a single occupant, as a second home bolt hole or perhaps as a buy-to-let investment. The flat is situated at first floor level in one of the town's most elegant and quite distinctive buildings being one of just four apartments converted in 2014. The property benefits from a modern standard of finish and maintained communal areas.

Matlock's mainstream shops, public houses, restaurants and other facilities are all close at hand and there are good transport links via the local road network or the town's pay train station which links to Derby and the national network. The delights of the Derbyshire Dales and Peak District countryside are also on the doorstep.

- Easily managed studio flat
- Set within an elegant town centre building
- Ideal for a single occupant
- Letting potential
- Convenient location
- Close to all town centre amenities



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



PHOTO GALLERY



ACCOMMODATION

A secure communal entrance and hallway gives access to the first floor apartments:

Living Area – 3.61m x 3.26m (11' 10" x 10' 8") broad windows allow good natural light and overlook the courtyard at the rear of the building. The room is open plan to the kitchen.

Kitchen – 2.3m x 1.65m (5' 5" x 7' 7") the kitchen area fitted with a range of modern cupboards and work surfaces together with integral appliances.

Bedroom – 3.56m x 3.26m (11' 8" x 10' 8") a double room imaginatively divided from the living area by built-in storage.

Shower Room - fitted with a modern suite.

TENURE – Leasehold. The property is held under a 125 year lease from 2014. Service charges payable, the current level being £725 per annum.

SERVICES – Mains electricity, water and drainage are available to the property. There is the benefit of electric central heating. No specific test has been made on the 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 – From Matlock Crown Square, proceed over the bridge and bear left onto Dale Road. The apartment is located in the building immediately on the right hand side, identified by the agents For Sale board.

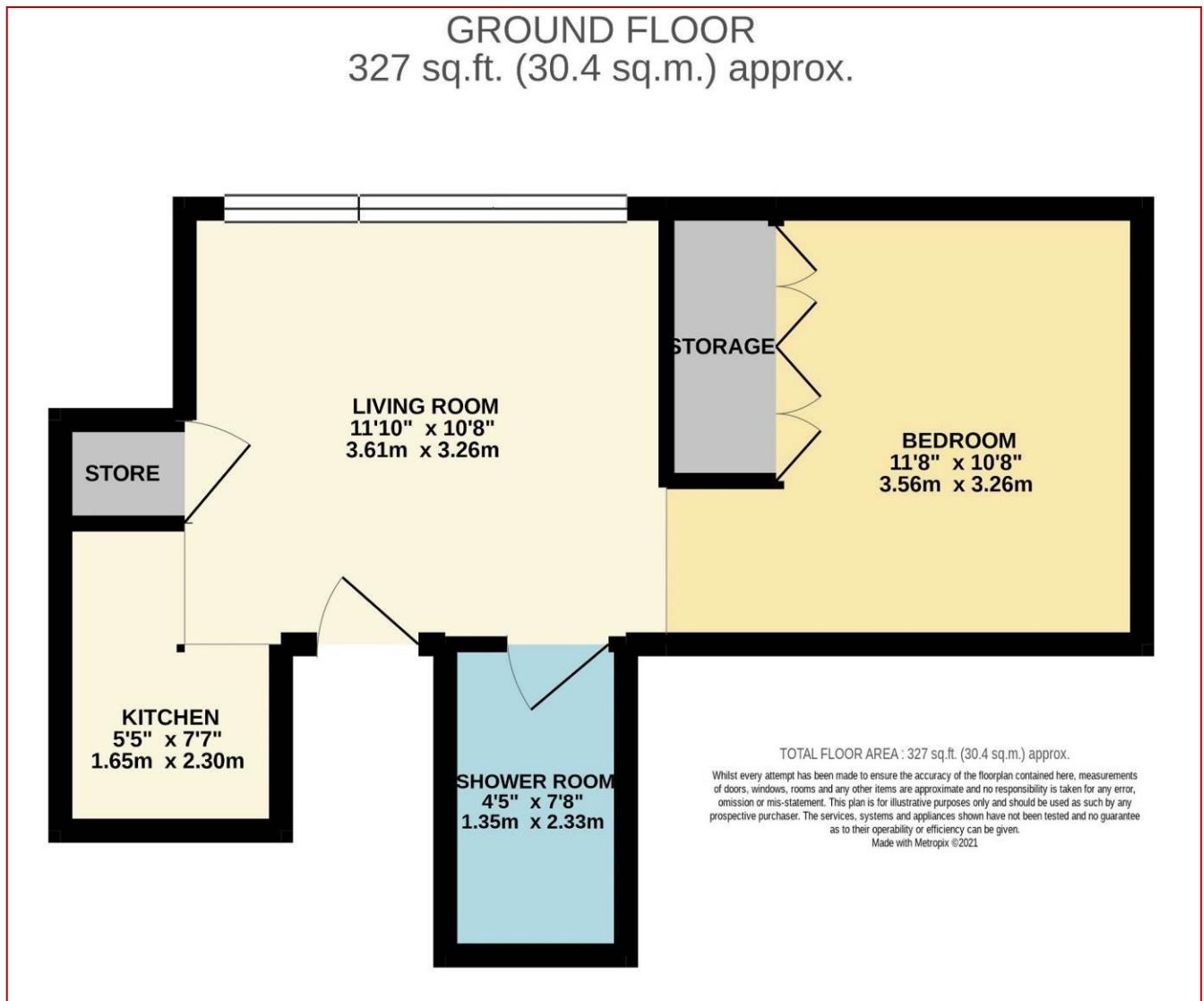
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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

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

Ref: FTM9979

FLOOR PLAN



EPC GRAPH - TBC

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