

APARTMENT 10 BAILEYS MILL
BENTLEY BROOK
MATLOCK
DERBYSHIRE DE4 5NR



O A £195,000

A well proportioned two bedroom first floor apartment set within a highly regarded Grade II Listed Mill conversion.

Baileys Mill enjoys an enviable location, set within the Bentley Brook Conservation Area less than one mile from Matlock's central facilities, handy for more local amenities in Matlock Green and equally for direct access to local walks and countryside. The prestigious Mill conversion was completed in 2004, the site being well managed and including a maintained courtyard, providing private car parking. Apartment 10 is situated at first floor level with a pleasant view and sunny position at the front of the building looking across the courtyard and featuring doors to Juliette style balconies in the sitting room and one bedroom. The apartment blends contemporary style with character features, which have been retained throughout the building creating an easily managed yet distinctive home.

The property is well suited to a variety of buyers including young professionals, second home or buy to let investors, or perhaps those seeking low maintenance living in retirement, all of whom may appreciate the proximity of the surrounding delights of the Derbyshire Dales and Peak District National Park. Good road links lead to and from the surrounding market towns of Chesterfield, Bakewell and Alfreton with the cities of Sheffield, Derby and Nottingham all within daily commuting distance.

- Contemporary and stylish two bedroom apartment
- Prestigious Grade II Listed Mill conversion
- First floor position with views
- Industrial chic character
- Open plan living
- Private parking in communal courtyard, plus visitor parking
- Secure telecom entry system and coded access
- Lift access to all floors

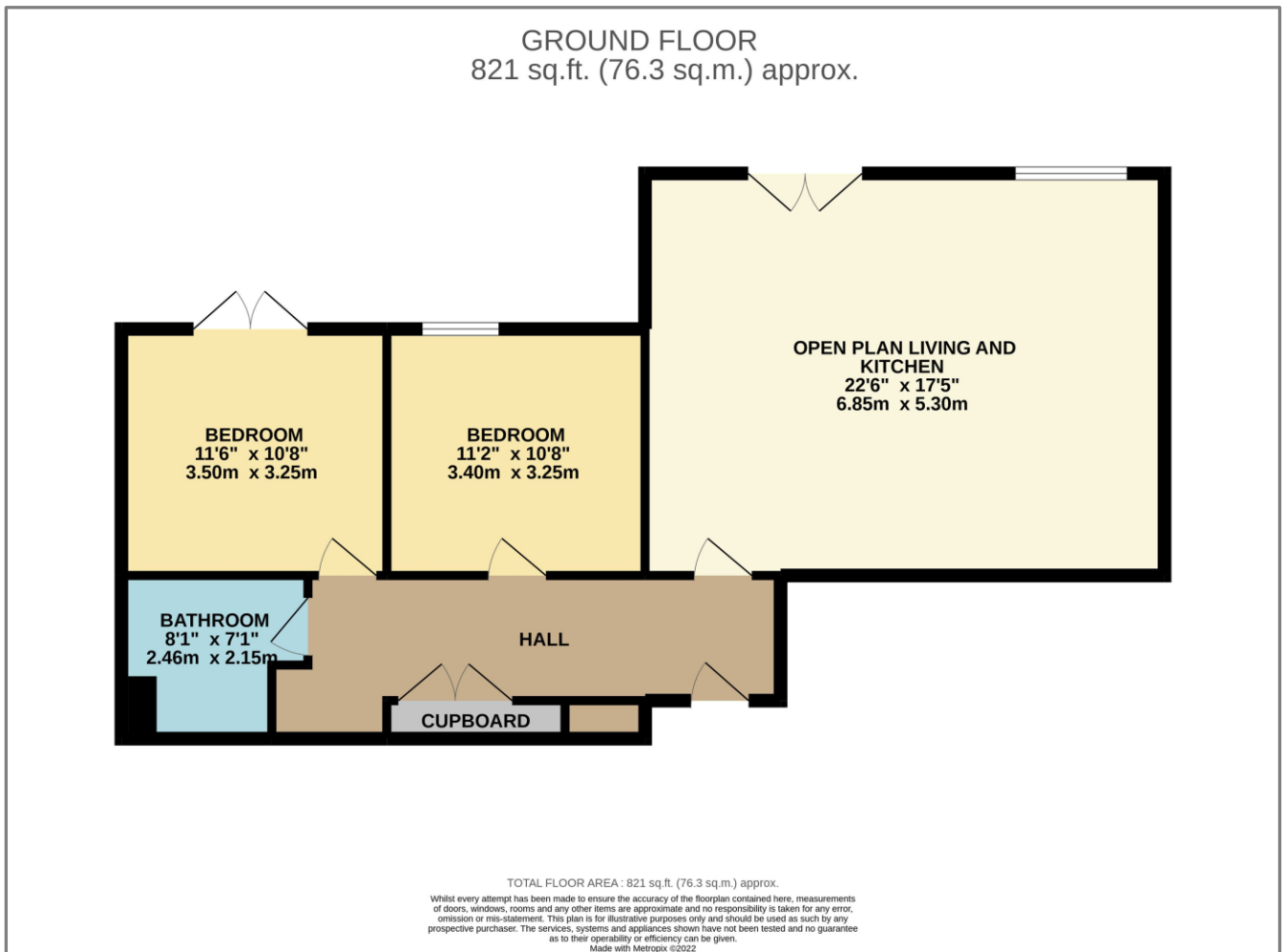
PHOTO GALLERY



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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.

FLOOR PLAN



ACCOMMODATION

The stylish communal reception area provides lift and stair access to the first floor with secure entry system to both the external and internal access doors. From the first floor **landing**, the front door to apartment 10 opens to an **entrance hall**, which has useful built-in storage cupboard and a separate airing cupboard store which houses the hot water cylinder. The industrial chic is first seen with metal pillars and beam, complemented by a sympathetic décor and up-lighting. Doors lead off the hall to the principal accommodation.

Sitting / dining kitchen – 6.85m x 5.3m (22' 6" x 17' 5") overall, a generously proportioned all day living space featuring exposed arched stonework, pitch pine beams, steel pillars and supports. To one side, an L-shaped kitchen area is fitted with a good range of cupboards, drawers and work surfaces, which incorporate a 1½ bowl sink unit, electric hob, under counter oven with extractor above, integral dishwasher, fridge and freezer. There is ample space to create a dining area and comfortable living space, all of which enjoys good natural light through a window and part glazed doors, which open for an alfresco feel and allow pleasant views across the tree lined courtyard.

Bedroom 1 – 3.4m x 3.25m (11' 2" x 10' 8") with similar arched stonework, steel joist and multi paned window facing the front.

Bedroom 2 – 3.50m x 3.25m (11' 6" x 10' 8") painted pillars and joists, exposed brickwork to the outer wall, within which is set a pair of part glazed Juliette style doors.

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Bathroom – fitted with a white suite to include a pedestal wash hand basin, low flush WC and panelled bath with thermostatic shower fitting above. Chromed ladder radiator, Xpelair extractor, electric shaver point and illuminated mirror.

OUTSIDE

The apartment benefits from a single private parking bay and shared visitor space within the maintained communal courtyard.

TENURE – Leasehold, subject to a 999 year lease from 2004. Management charges are set at £2,100 per annum (to be confirmed).

SERVICES – Mains electricity, water and drainage are available to the property, which enjoys the benefit of electric heating and uPVC double glazing. The building benefits from a secure telecom entry system and coded access to communal areas. Lift access to all floors. No specific test has been made on the services or their distribution.

EPC RATING - TBC

COUNCIL TAX – Band C

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.

Note: furniture and items within the apartment may be available, subject to separate negotiation.

DIRECTIONS – From Matlock Crown Square, take Causeway Lane out of the town, through Matlock Green and onto The Cliff. Turn left onto Lumsdale Road, proceed for around 300m and the Baileys Mill development is found on the left. No. 10 can be found at first floor level in the apartment block on the right.

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

Ref: FTM10125

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