

10 BANK MANOR  
BANK ROAD  
MATLOCK  
DERBYSHIRE DE4 3NF



**O A £230,000 No Chain**

**A high calibre town centre apartment providing well finished two bedroom accommodation.**

Situated just a few hundred metres from Matlock's town centre, enjoying convenient access to all local shops, restaurants and amenities, this superb two bedroom apartment is well placed for those seeking a low maintenance lifestyle. Occupying the top floor of a small block of just three apartments, the property benefits from an interesting loft design benefiting from good use of natural light and space, whilst enjoying pleasant views across neighbouring rooftops.

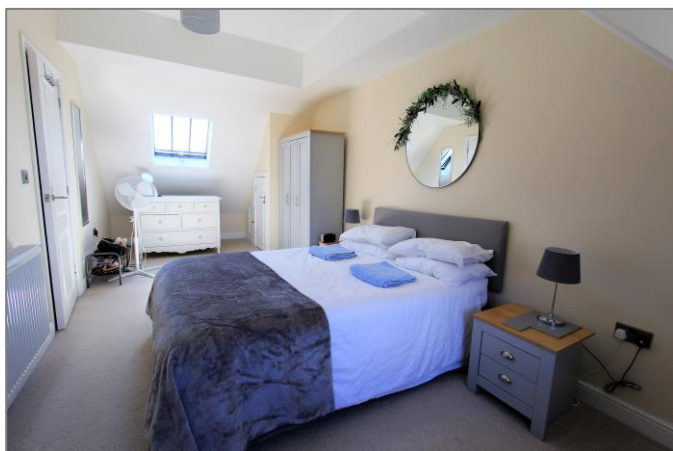
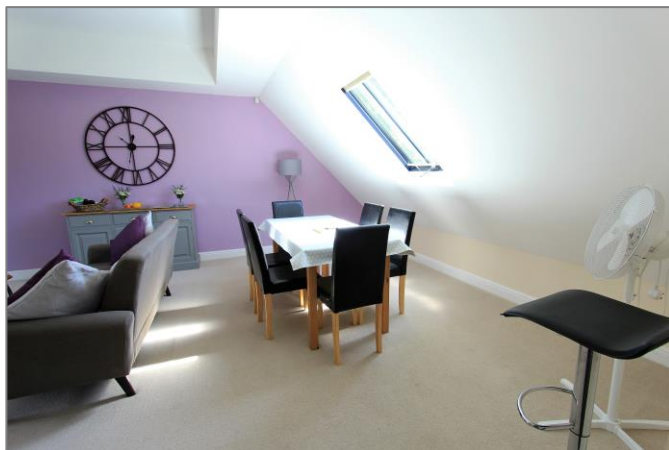
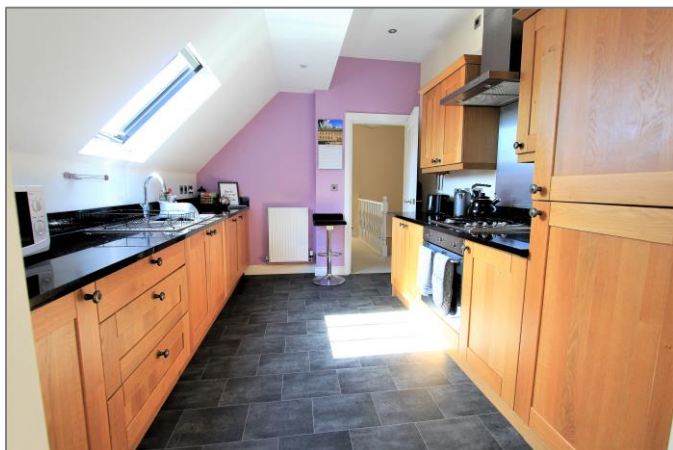
The apartment buildings are well managed and include car parking and a communal garden, the flat with a dedicated parking space.

Matlock is a vibrant market town, offering a wide range of shops bars and mainstream facilities together with ready access to the recreational delights of the surrounding Derbyshire Dales and Peak District countryside. Good road communications lead to the neighbouring centres of employment which include Bakewell (8 miles) Chesterfield (10 miles), Alfreton (8 miles) and the cities of Sheffield, Derby and Nottingham all lie within daily commuting distance.

- High calibre apartment
- Well presented and appointed
- Low maintenance lifestyle
- Two double bedrooms
- Dedicated parking space
- Communal gardens
- Close to all town centre amenities
- Viewing highly recommended
- NO CHAIN



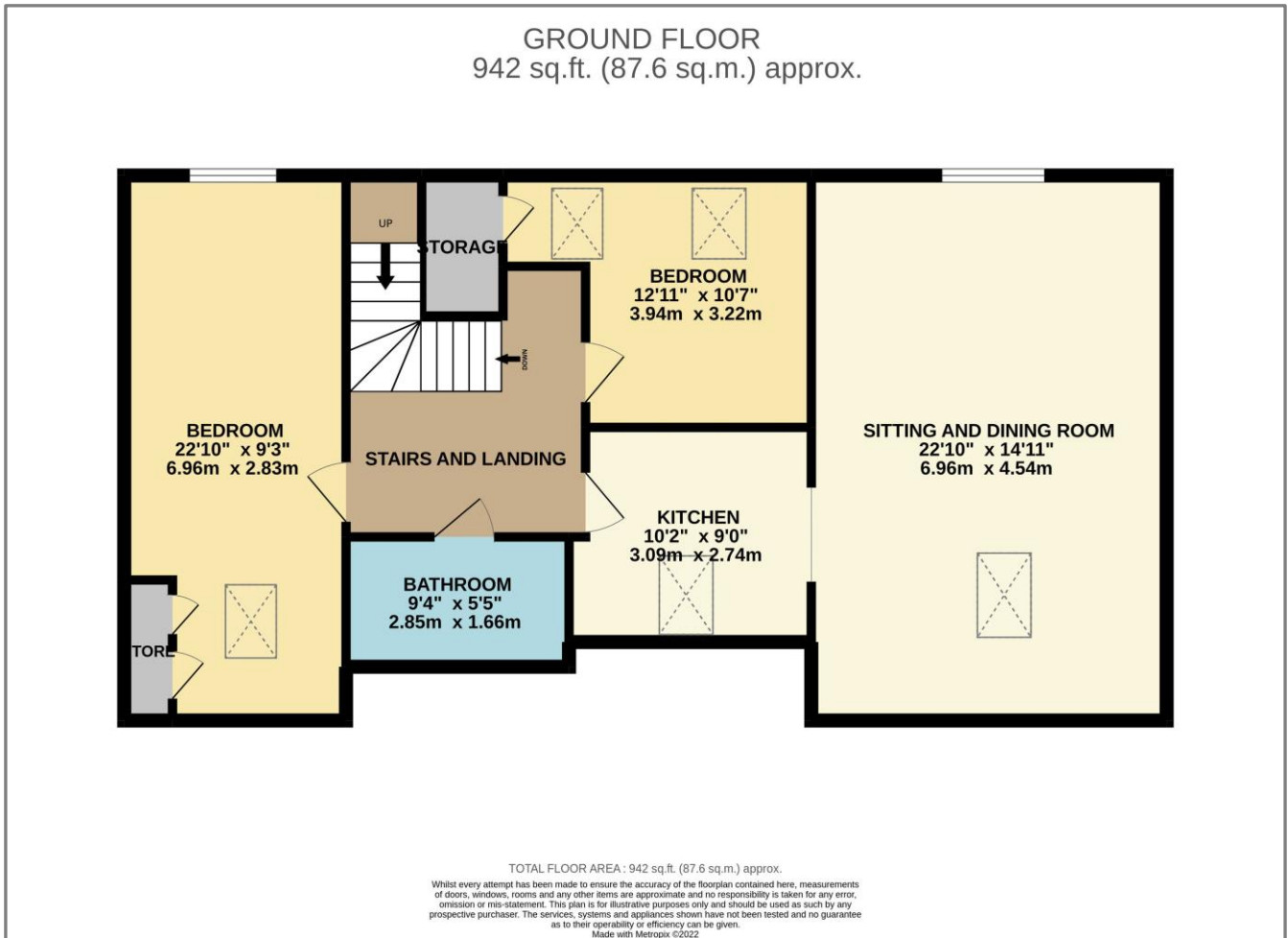
## PHOTO GALLERY



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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

From the entrance to the block, at ground floor level, communal stairs rise to the first floor, off which is private access to apartment 10 with internal stairs leading to a **central galleried landing** from where doors lead off to the majority of the accommodation.

**Fitted kitchen** – 3.09m x 2.74m (10' 2" x 9') the kitchen is fitted with an extensive range of oak fronted cupboards and drawers complemented by black granite work surfaces, which incorporate a 1½ bowl sink unit. There is a Smeg 4-ring gas hob with similar under counter oven beneath, stainless steel splash back and extractor canopy above, integral dishwasher, fridge and freezer. A roof light to the rear of the building allows a pleasing outlook across neighbouring rooftops and towards Riber Castle on the horizon.

**Sitting and dining room** – 6.96m x 4.54m (22' 1" x 14' 11") accessed off the kitchen through a broad open doorway, providing an excellent living environment, which again enjoys good natural light with a similar roof light to the rear and sash style window to the front. This generously proportioned room provides space and style and ample room to create a formal dining area.

**Bath and shower room** – 2.85m x 1.66m (9' 4" x 5' 5") fitted with a four piece suite to include a panelled bath with mixer shower tap, separate shower cubicle with curved glazed screens and thermostatic shower fitting, low flush WC and a wall hung wash hand basin. There is ceramic tiling to all walls, chromed ladder radiator and ceiling mounted extractor.

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**Bedroom 1** – 6.96m x 2.83m (22' 10" x 9' 3") minimum, a good sized double bedroom enjoying similar views to both the rear and front, which looks towards Bonsall Moor and Wensley village in the distance.

**Bedroom 2** – 3.94m x 3.22m (12' 11" x 10' 7") maximum, a second double bedroom with two front aspect roof lights and the benefit of a deep walk-in store.

#### **OUTSIDE**

Bank Manor grounds include a communal car park within which is an allocated parking space for no. 10. There is also a bike store and attractive communal garden, all maintained through contribution to a service charge.

**TENURE** – Leasehold. The property is subject to a long lease. Service charge payments are currently £100 per calendar month. Further details available upon request.

**SERVICES** – All mains services are available to the property, which enjoys the benefit of gas fired central heating and uPVC double glazing. No specific test has been made on the services or their distribution.

**EPC RATING** – Current 78C / Potential 80C

**COUNCIL TAX** – to be confirmed

**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 up the hill from the town centre for around 300m. Bank Manor can be found on the right hand side, no. 10 is in the higher block of just three apartments.

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

**Ref:** FTM10175

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