Lower Floor
Flat 1 39 Dale Road
Matlock
Derbyshire
DE4 3LT

Per Calendar Month
£675 Per Calendar Month

- Storage Heating
- Entrance Hallway
- Spacious Living Room
- Kitchen
- Shower room

SCARGILL MANN & Co
EST. 1995

GENERAL INFORMATION

Matlock town centre offers a good range of facilities including shops, schools and leisure facilities. The nearby A6 provides swift onward travel to the north and south. Derby city centre is approximately sixteen miles to the south, Chesterfield approximately ten miles to the north-east and Sheffield is approximately twenty miles to the north-east all of these major cities offer a good range of amenities. Junction 28 of the M1 is approximately twelve miles to the east providing swift onward travel to the north and south and other nearby regional centres and linking to the other motorway networks.

The apartment is approached via wooden gates off Dale Road, which in turn leads to communal entrance door with staircase off. Flat 1 is located on the first floor. Entrance door provides access to:-

ACCOMMODATION

ENTRANCE HALLWAY

Having doors off providing access to the living room, bedroom two, shower room and kitchen. Intercom access.

SPACIOUS LIVING ROOM

5.07m x 6.30m

Note the former measurement is taken into recess adjacent to the chimney breast having a feature fireplace with raised tiled hearth and back, incorporating a grill flame fitted gas fire, the latter measurement being taken into the bay window to front. Moulded cornice and ceiling rose, dimplex electric storage heater. Door off providing access to the bedroom one.

BEDROOM ONE

3.89m x 4.26m

Note the former measurement has been taken into the recess adjacent to the chimney breast. Having electric heater, fixed rail and moulded cornice, French doors to the rear leading onto a balcony area having views over the River Derwent, park and Matlock.

BEDROOM TWO

4.22m x 3.45m

Note the latter measurement is a maximum measurement having electric storage heater, moulded cornice, window to the front. Double glazing to be provided before moving into the property.

KITCHEN
2.35m x 2.43m
Having a range of roll edge preparation surfaces incorporating inset stainless steel sink unit with adjacent drainer, mixer tap over, tiled bath and having base cupboard and drawer beneath. Two wall mounted cupboards, electric cooker with oven and four ring hob, appliance space with plumbing suitable for an automatic washing machine, two windows to the rear.

SHOWER ROOM
Having a white suite comprising pedestal wash hand basin, low level wc and tiled shower cubicle with Mira shower over.

SPECIFIC REQUIREMENTS
The property is to be let unfurnished. No smokers. Available now.

PROPERTY RESERVATION FEE
One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in.

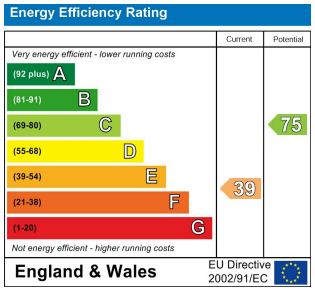
DEPOSIT
5 Weeks Rent.

ADDITIONAL INFORMATION
Rent: £675 pcm
Holding Deposit: £155 (1 Week taken on application)
Security Deposit: £778 (5 Weeks)

Council Tax Band: A – Derbyshire Dales

Property construction: Stone & Tile
Parking: No allocated parking On Road Parking only
Electricity supply: MAINS –
Water supply: MAINS - Severn Trent
Sewerage: MAINS
Heating: Electric Storage Heating
Broadband type: BT Openreach. Please check Ofcom website.

VIEWING
Strictly by appointment through Scargill Mann & Co -Office on 01332 206620.



SALES OFFICE
Unit 17 Eastgate Business Centre
Eastern Avenue
Burton upon Trent
DE13 0AT
T: 01283 548194 /01332 208820
E: sales@scargillmann.co.uk

LETTINGS OFFICE
17 Mallard Way
Pride Park
Derby
DE24 8GX
T: 01332 206620
E: lettings@scargillmann.co.uk

www.scargillmann.co.uk