SCARGILL MANN & Co
EST. 1995

# 18 Rutland Street

, Matlock, DE4 3GN

**£825 Per Calendar Month**

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### GENERAL INFORMATION
AVAILABLE NOW is a well presented two bedroom Cottage, in the popular area of Matlock, walking distance to the town Centre. The property briefly comprises of; two double bedrooms, spacious lounge and dining room, fitted kitchen with wall and base units. Modern three-piece bathroom. AVAILABLE NOW.

### ACCOMMODATION

### ON THE GROUND FLOOR

### KITCHEN
Fitted Kitchen, base and drawer units with stainless steel electric oven and hob, space for washing machine, tiled flooring.

### DINING ROOM
Having laminate flooring, feature fireplace.

### LOUNGE
Wooden fire surround, carpeted floor, UPVC door leading out the front of the property.

### TO THE FIRST FLOOR

### BEDROOM
Neutrally decorated, carpeted floor, window to front.

### BATHROOM
Modern white 3pc suite with shower over bath, tiled flooring.

### BEDROOM TWO
Second bedroom is located on the top floor. Carpeted flooring and neutrally decorated.

### OUTSIDE
To the right of the property is parking for two cars.

### SPECIFIC REQUIREMENTS
The property is unfurnished. No Smokers. Available Now

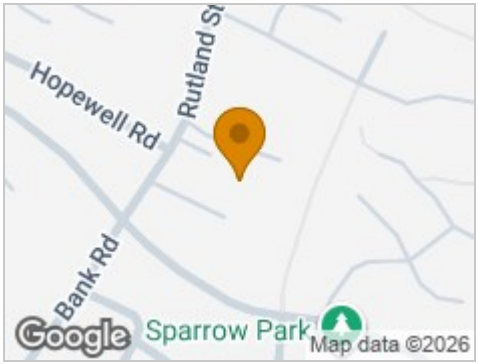
### PROPERTY RESERVATION FEE
One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

### DEPOSIT
5 Weeks Rent.

### ADDITIONAL INFORMATION
Property construction: Stone & Tile
Parking: Space for two cars off road
Electricity supply: MAINS –
Gas Supply: MAINS
Water supply: MAINS -
Sewerage: MAINS
Heating: Gas Central Heating
Broadband type: Please check Ofcom website.

### VIEWING
Strictly by appointment through Scargill Mann & Co - Derby office 01332 206620.

## Road Map




## Hybrid Map

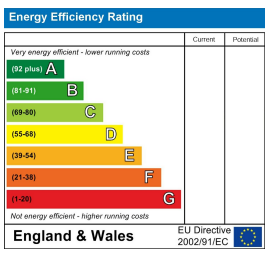
## Terrain Map

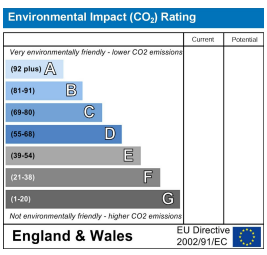
## Floor Plan

## Viewing

Please contact our Scargill Mann & Co Residential Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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