



GRANT'S  
OF DERBYSHIRE

Flat 2 Cavendish Mill, 7-9, Smedley Street East, Matlock DE4 3FQ  
Offers Around £260,000



We are delighted to offer this spacious, three double bedroomed, ground floor apartment located just on the outskirts of the popular town of Matlock. This substantial, stone-built dwelling was originally built as a private school in late Victorian times. The building was extended and converted to residential use in 2003. There are 13 apartments in total and Apartment 2 is on the ground floor of the building. The accommodation comprises a large living room, kitchen, three double bedrooms, one ensuite bathroom, a main bathroom, utility room, dressing room and WC. Offered With Vacant Possession and No Upward Chain.



## Ground Floor

The property is accessed via its own front door on the ground floor, to the left of the building, just below the driveway.

### Entrance Hallway 5'2" x 19'6" (1.60 x 5.95)

The first doorway on the right leads into the

### Living Room 15'8" x 14'10" (4.78 x 4.54)

An excellent sized living room with lots of natural light due to the two large south-facing windows. There is a marble fire surround and hearth with coal effect, electric fire inset. An opening leads into the

### Kitchen 13'8" x 7'8" (4.18 x 2.36)

With a ceramic tiled floor and full range of matching wall, base and drawer units. There is an integrated dishwasher, electric oven, hob and extractor over with space for a fridge and freezer. There is also an inset stainless steel, one and a half bowl sink. A large window to the front aspect provides the room with plenty of natural light.

### Bedroom One 17'7" x 13'0" (5.36 x 3.97)

A larger than average double bedroom with three tall windows with bespoke-fitted shutters. A small ramp leads up to the

### Ensuite Shower Room 7'10" x 12'0" (2.40 x 3.66)

This large, ensuite shower room offers a

four-piece suite, including a thermostatic mixer shower, pedestal sink, dual flush WC and bidet. There is also a mirrored cupboard and three fitted shelves, ideal for storage, with radiator under. Ceramic tiles cover the floor and extend up the walls around the shower, continuing to half-height on the remaining walls. From this room there is also access into the

### Utility Room 7'7" x 15'9" (2.32 x 4.81)

A good sized utility room with space for both a washing machine and dryer. There is also a stainless steel, one and a half bowl inset sink. A door leads into the

### Dressing Room 7'10" x 7'1" (2.40 x 2.18)

With a radiator and triple wardrobe, there is access to the entrance hallway and another door leads into the

### WC 7'3" x 3'4" (2.22 x 1.04)

With a dual flush toilet and pedestal sink.

### Hallway

From the entrance hallway, another corridor provides access to the second bedroom, third bedroom and main bathroom.

### Bedroom Two 11'6" x 13'0" (3.51 x 3.98)

A good sized double bedroom with window to the side aspect.

### Bedroom Three 11'1" x 11'8" (3.38 x 3.56)

Another double bedroom with window to the side aspect and additional window seat.

### Bathroom 7'5" x 5'2" (2.27 x 1.60)

This bathroom features a three-piece suite comprising a pedestal sink, dual flush WC, and a bath with a thermostatic shower overhead. There is ceramic wall and floor tiling.

### Outside

There is a small front garden which belongs to this property, as well as two allocated parking spaces

### Leasehold & Service Charges

This property is leasehold with 103 years remaining. There is an annual service charge of £232.06 payable. We are awaiting details of what ground rent is payable.

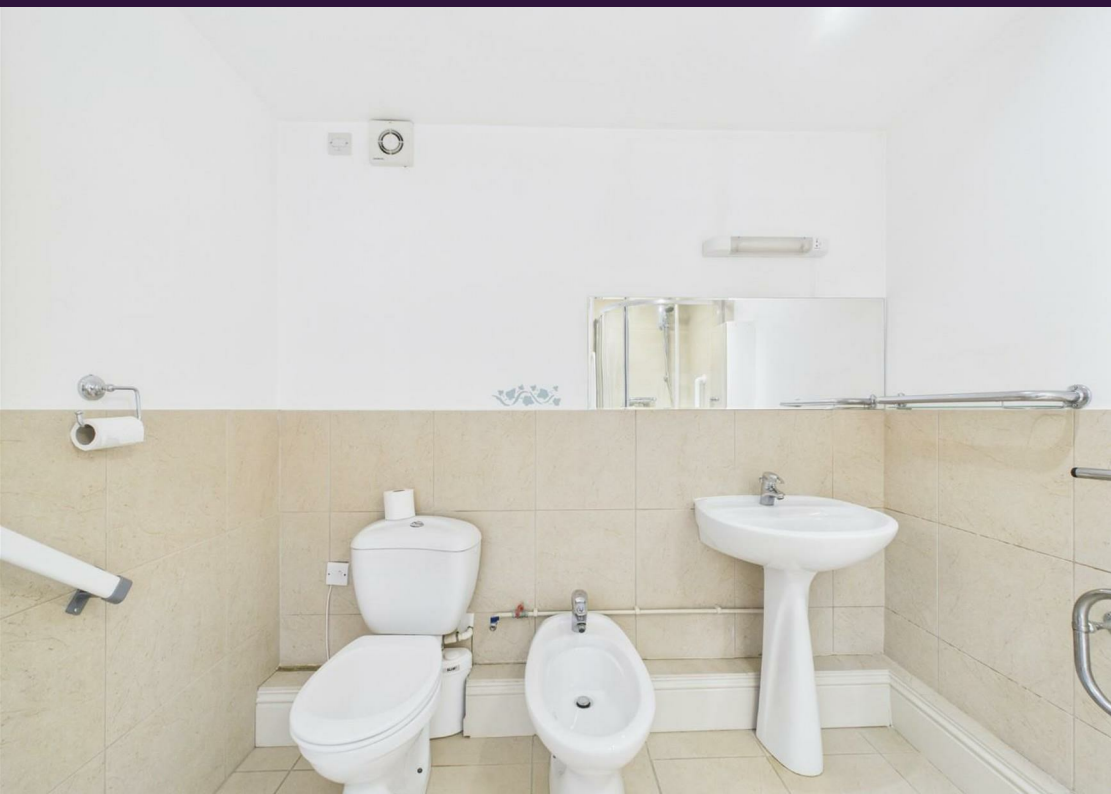
### Directional Notes

From Matlock Crown Square, take Bank road continuing past County Hall before right into Smedley Street East. Follow the road past the park on the right hand side before turning right into the Cavendish Mill car park. No. 2 can be found at ground floor level, to the left when looking at the property from the car park.

### Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2332 per annum.













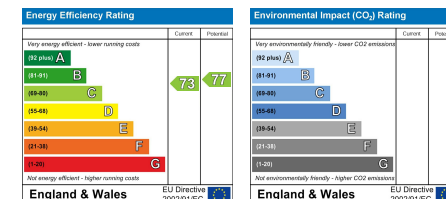
Approximate total area<sup>(1)</sup>  
132.3 m<sup>2</sup>  
1425 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.



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