



GRANT'S
OF DERBYSHIRE

Smedley Street East, Matlock DE4 3FQ
Offers Around £159,995

We are delighted to offer For Sale this exceptional top-floor penthouse apartment, perfectly positioned on the outskirts of the town centre of Matlock. This substantial stone-built residence was originally constructed as a private school in the late Victorian era. In 2003, the building was thoughtfully extended and converted into a residential development comprising just 13 apartments. Apartment 11 occupies a prime position at the very top of the building and is accessible via lift. The apartment enjoys far-reaching south-facing views across Matlock and towards Riber Castle. The accomodation includes living room, kitchen, bedroom, bathroom and entrance hallway. Viewing highly recommended. Virtual tour available.

The Accommodation

On arrival at the top floor landing the door opens into the

Entrance Hall 6'10" x 3'4" (2.09 x 1.02)

With access to the bedroom, bathroom and

Living Room 14'11" x 15'10" (4.55 x 4.83)

A good sized main reception room, flooded with natural light from the multi-paned windows to the front aspect where you can enjoy the far-reaching views of Riber Castle. There is a TV point and a cupboard with wooden shelves for further storage. A large opening leads through to the

Kitchen 12'9" x 9'3" (3.90 x 2.83)

With a ceramic tiled floor and a full range of matching wall, base and drawer units. Integrated appliances include; fridge freezer, dishwasher, washing machine, electric oven, hob and extractor over. An inset stainless steel one-and-a-half bowl sink sits beneath a rear-facing window. There is ample space for a small dining table and chairs.

Bathroom 8'5" x 9'1" (2.58 x 2.77)

Stylishly tiled and with a five piece, bathroom suite including; panelled bath with hand held shower attachment, recessed shower cubicle with high power thermostatic shower fittings,

pedestal sink, dual flush WC and bidet. There is a radiator and inset spotlights.

Bedroom 13'3" x 12'11" (4.04 x 3.96)

A good sized bedroom with built-in wardrobes providing a good level of clothes storage. There is also a multi-paned window to side aspect.

Outside & Parking

There is one allocated car parking bay for apartment 11.

Leasehold & Service Charges

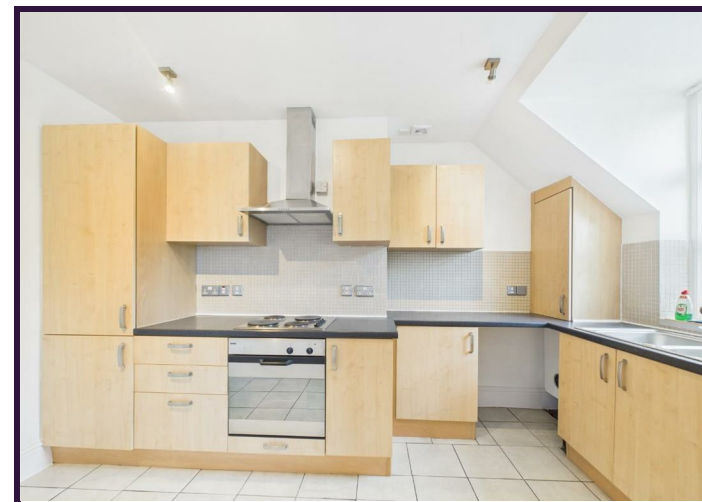
This property is leasehold with 103 years remaining. There is an a monthly service charge of £276.15 payable. There is an annual ground rent of £250 payable.

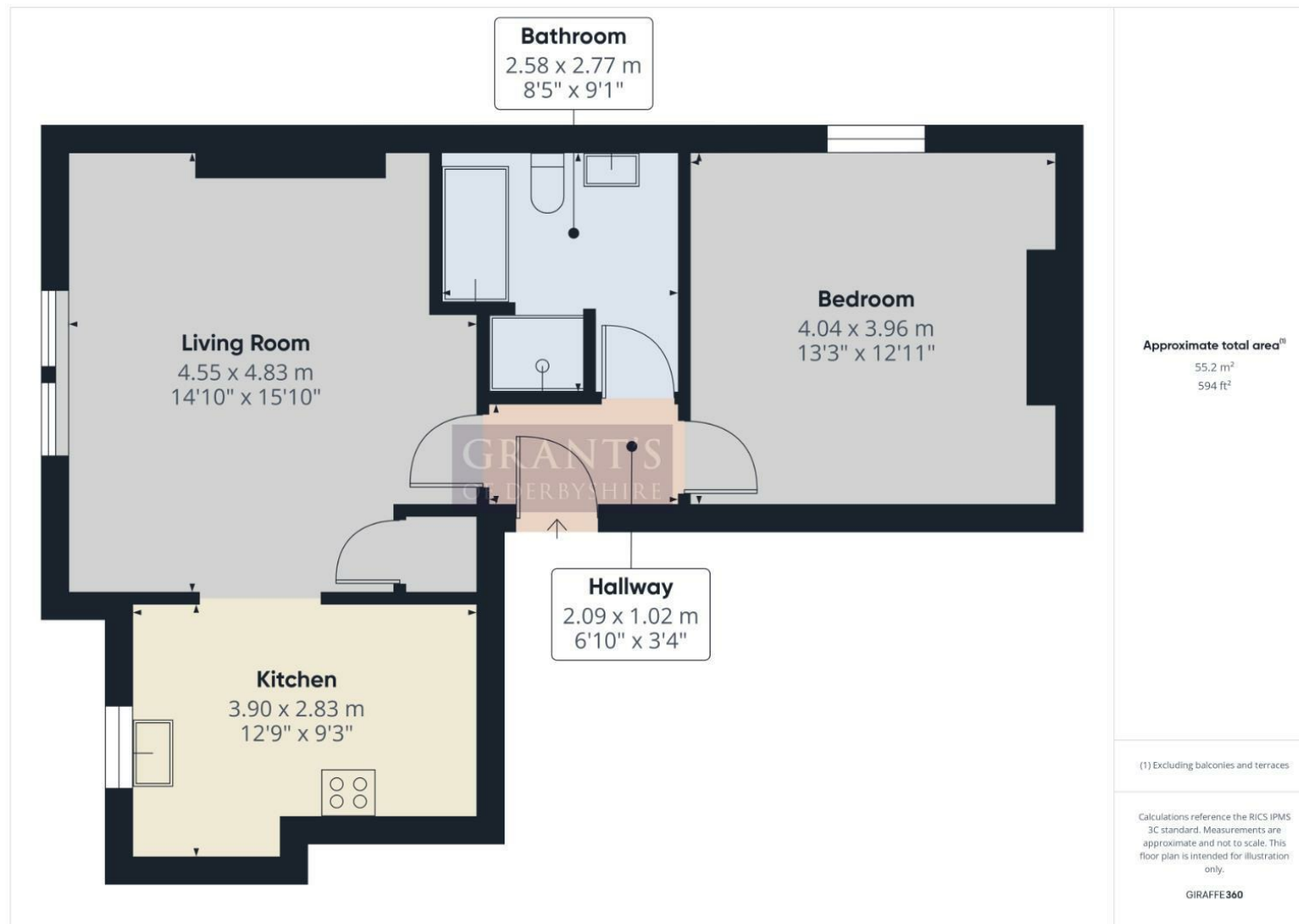
Directional Notes

Leaving Matlock Crown Square via Bank Road, follow the road up the hill turning right by County Hall into Smedley Street East, after passing the park on the right hand side take the driveway to Cavendish Mill car park. The property is accessed via the communal entrance.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1835.55 per annum.





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.

