



GRANT'S  
OF DERBYSHIRE

Wellington Street, Matlock DE4 3RW  
£1,100 Per Calendar Month



Grant's of Derbyshire are delighted to offer To Let, this stunning, spacious two bedroom apartment located a mile from Matlock's Town Centre. The property offers spectacular views of the surrounding countryside and briefly comprises; Entrance Hallway, Two Double Bedrooms, Family Bathroom, En-Suite Shower room and Open Plan Kitchen/Living Area. Available mid-late July 2025. Video tour available. Viewing highly recommended.

### Access to Property

The property can be accessed from the lower ground floor off Wellington Street and from the upper ground floor level off Cavendish Road.

### Ground Floor

A stylish communal entrance provide access to the apartment via the elegant stone staircase and also benefits from lift access. Off the hallway at first floor level, an inner lobby provides access to Apartment 5

### Entrance Hallway

A light and spacious entrance hallway with herringbone parquet flooring throughout. There is also storage space for hanging coats.

### Open Plan Kitchen/Living Area 22'5" x 16'4" (6.84 x 4.99)

With a continuation of the herringbone parquet flooring throughout. A great open plan living space with large window to the front aspect to take in the spectacular views of the Derwent Valley and Riber Castle. The kitchen area of this room is fitted with modern, matching white wall, base and drawers units with a granite work top over and a one and a half bowl stainless steel sink with mixer tap over. Integrated appliances include electric oven and induction hob with extractor hood over, fridge, freezer, Bosch microwave, dishwasher and also a Hotpoint washer/dryer. In addition, there is a central breakfast island, again with white base units and a granite worktop over and space for breakfast bar stools.

### Bedroom One 14'9" x 11'10" (4.52 x 3.63)

A spacious and light double bedroom with windows to the side aspect.

### En-Suite 8'3" x 4'9" (2.53 x 1.47)

With tiled flooring and fitted with a three piece suite consisting of shower cubicle with tiled splashback, dual flush WC and vanity wash hand basin with cupboard beneath, also with tiled splashback. There's also a ladder style heated towel rail and an extractor fan.

### Bedroom Two 12'8" x 12'6" (3.88 x 3.83)

Another good sized double bedroom with windows to the side aspect and matching wall lights.

### Outside

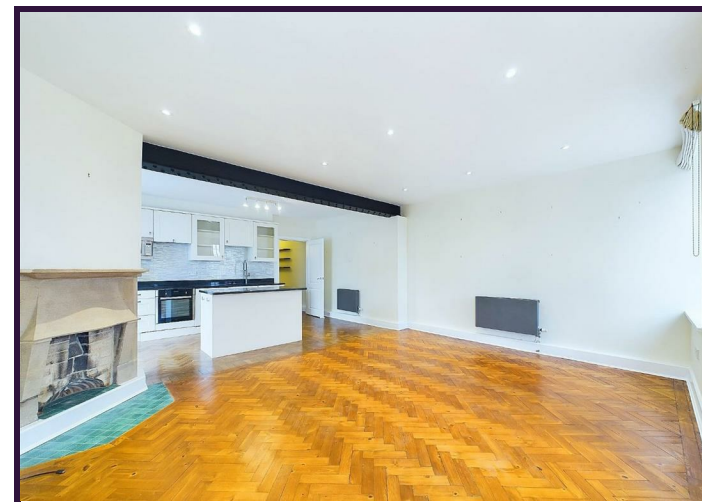
This property benefits from lovely communal gardens which have the most spectacular countryside views and there's allocated parking for one vehicle.

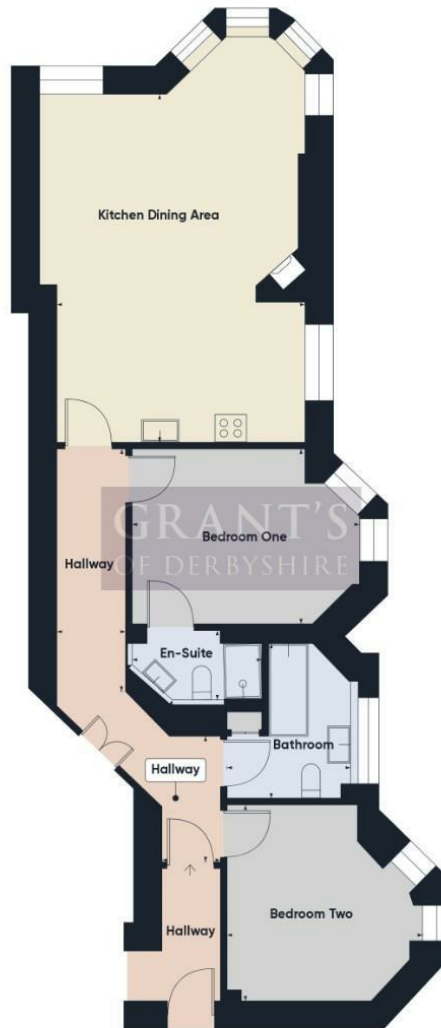
### Directional Notes

Leaving Matlock Crown Square via Bank Road, follow the road up the hill and around the sharp right hand bend onto Wellington Street. Continue along Wellington Street before turning left onto Cavendish Road, the car park to the building can be found on the left and side and this provide access from the upper level.

### Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2224 per annum.





Approximate total area<sup>(1)</sup>  
87.79 m<sup>2</sup>  
944.96 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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.

