



GRANT'S  
OF DERBYSHIRE

Cromford Road, Matlock DE4 4JD  
Asking Price £46,250



Grant's of Derbyshire are pleased to offer For Sale this first floor, two bedroom, purpose-built apartment just a short walk from the centre of the popular town of Wirksworth. This home, one of seven in the building, enjoys a high energy rating and benefits from gas central heating and uPVC double glazing throughout. The accommodation itself briefly comprises; entrance hall, an open plan kitchen/dining/lounge area, two double bedrooms and a modern bathroom suite with "Porcelanosa" tiling. There is an allocated parking space, bike storage area and a communal garden. This apartment is available to purchase on a shared ownership basis (25% initially) - an ideal step onto the property ladder. Viewing Highly Recommended. No Upward Chain.

### Location

The apartment is within a short walk of Wirksworth's historic town centre, with a good range of shops, cafes and restaurants, together with great schools, sporting facilities and a medical centre. Nearby towns such as Ashbourne and Matlock offer further facilities, and the bustling small city of Derby is just half an hour away by car. There is a railway station at Cromford, less than ten minutes drive away, and the heritage Ecclesbourne Valley Railway runs nearby. Wirksworth is set in the rolling green Derbyshire Dales, and is close to the Peak District National Park as well as Carsington Water which offers watersports and wildlife watching.

### Hubert Doxey House

Built just over six years ago and contracted to high energy efficiency standards. There are just seven apartments set around a wide central staircase over three floors, with a lift to all floors. All apartments have a secure entry phone system and an allocated parking space.

### Apartment

The apartment is accessed via a private fire door with peep hole and security chain, which opens into the

### Entrance Hall

With wall mounted entry phone, alarm control panel and four-panel doors off to all rooms. Off the hall is a

### Storage Cupboard

A useful full height storage cupboard.

### Open Plan Living/Kitchen 4.49 x 3.90

A bright room looking out onto mature trees and pleasant views. The kitchen area is fitted with white units with grey sparkle quartz worktops, and has an integrated single electric oven, gas hob and extractor hood. There is a deep one and a half bowl sink, and space and plumbing for a washing machine. The gas boiler, which provides central heating and hot water, is tucked away in a wall cupboard, and has a separate controller.

### Bedroom One 13'2" x 9'8" (4.02 x 2.97 )

A double bedroom, rear facing, with lovely views towards the hills.

### Bedroom Two 3.90 x 2.77

A double bedroom which looks onto mature trees.

### Bathroom 2.13 x 1.88

Part tiled with Porcelanosa ceramic tiles, the bathroom has an obscured glazed window and recessed LED spotlights. The white suite has a thermostatic mixer shower over the bath and a glass shower screen. There is a generously tall chrome ladder style heated towel rail, and an electric shaver point.

### Outside

To the rear of the property is an allocated parking space. There is also a bin storage and bike parking with bike rack. There are individual private mailboxes to the rear of the property.

### Energy Saving

The apartments have been built to a high standard of energy efficiency.

Energy saving features include:

Well insulated cavity walls.

High efficiency gas combi boiler.

Thermostatic radiator valves.

Low E double glazing.

'A' rated integrated appliances.

Aquablade high tech toilet flush.

Premium LED low energy downlights.

### How To Buy

These apartments may be purchased on a shared ownership basis, with an initial share of anywhere between 25% and 75%, which can be increased at a later date. You pay rent on the remaining portion. The apartments are leasehold, with a lease length of 125 years.

You are eligible to purchase if:

You live or work in Derbyshire.

Your household income does not exceed £80,000.

You have a deposit (at least 5% of the share value).

You are a first-time buyer or used to own a home, but cannot afford to buy outright now.

This will be your principle and only home.

You have passed a HE Affordability calculator, demonstrating you are financially able to purchase the share value and support the monthly costs.

You have registered with a Help to Buy agent - see [www.help2obuy Midlands.co.uk](http://www.help2obuy Midlands.co.uk) for more information.

Once you are approved there is an up front £500 reservation fee to pay; this goes towards the purchase price.

### Rent and Service Charges

Rent is payable on the 75% share owned by the housing association. In June 2025 this is stated to be £388.11 per calendar month. This will increase every April by RPI plus 0.5%

The property is leasehold - lease term is 125 years (from April 2018). There is a service, maintenance and insurance charge of £146.46 per calendar month (correct as of June 2025).

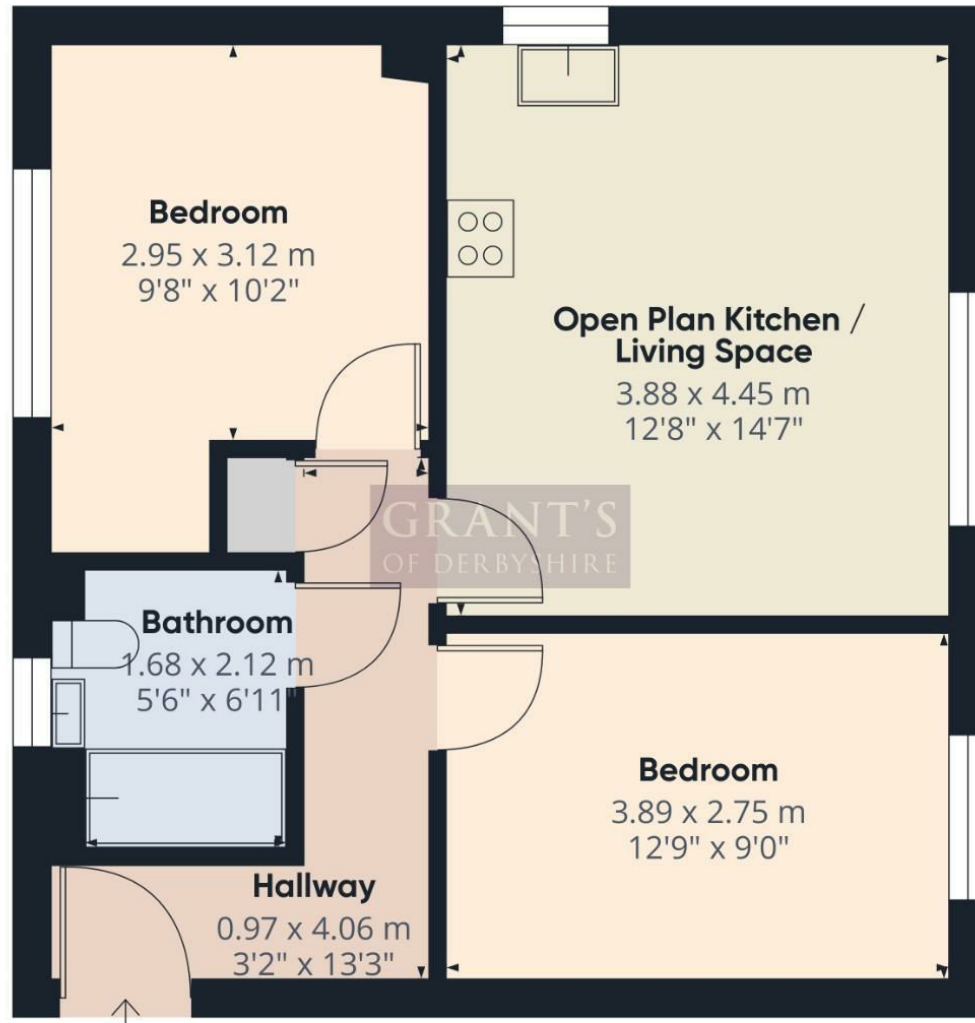
### Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1,506.82 per annum.

### Directional Notes

From the centre of Wirksworth, head north on Harrison Drive (B5023) towards Cromford. After half a mile, the property can be found on the right, shortly after the turn-off for Spring Close. The post code is DE4 4JD. For your viewing we advise you to park on the main road or on Meerbrook Drive.





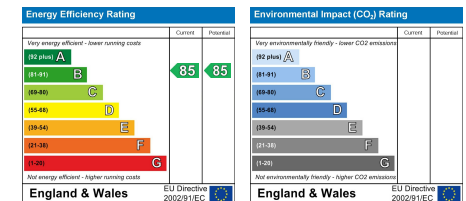
Approximate total area<sup>(1)</sup>  
48.8 m<sup>2</sup>  
525 ft<sup>2</sup>

(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.

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.



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