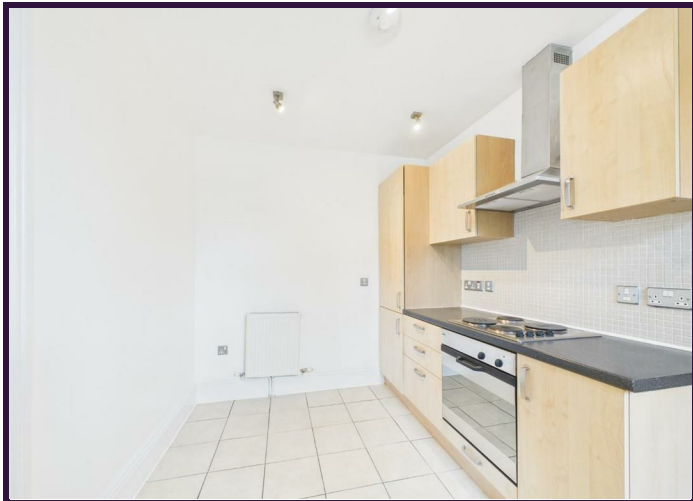




GRANT'S
OF DERBYSHIRE

7-9 Smedley Street East, Matlock DE4 3FQ
£750 Per Calendar Month

We are delighted to offer this top floor, penthouse apartment To Let located just on the outskirts of the centre of this 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 11 is at the top of the building (lift access available) and enjoys quite superb, far reaching, south-facing views across town and towards Riber Castle. Available immediately.



The Location

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

Entrance Hall

Where the first of three panelled doors opens into the

Living Room 16'0" x 15'5" (4.88 x 4.71)

A good sized main reception room, flooded with natural light from the multi-paned windows to the front aspect where you can enjoy those fabulous views. There is wall mounted shelving, TV point and ample space for lounge furniture and dining table here. A large openings leads through to the

Dining Kitchen 12'11" x 9'4" (3.96 x 2.85)

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. There is an inset stainless steel, one and a half bowl sink with a multi-paned window to the rear providing far reaching views towards Riber Castle. There is ample space for a small dining table and chairs.

Luxury Bathroom 9'1" x 8'6" (2.79 x 2.6)

Stylishly tiled and with a five piece, luxury 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 13'4" x 13'0" (4.07 x 3.98)

A good sized bedroom with built-in wardrobes providing a good level of clothes storage. Multi-paned window to side aspect providing those aforementioned views.

Outside & Parking

Please note that Victoria Hall Park is just a short distance from across the car park. There is one allocated car parking bay for apartment 11.

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.

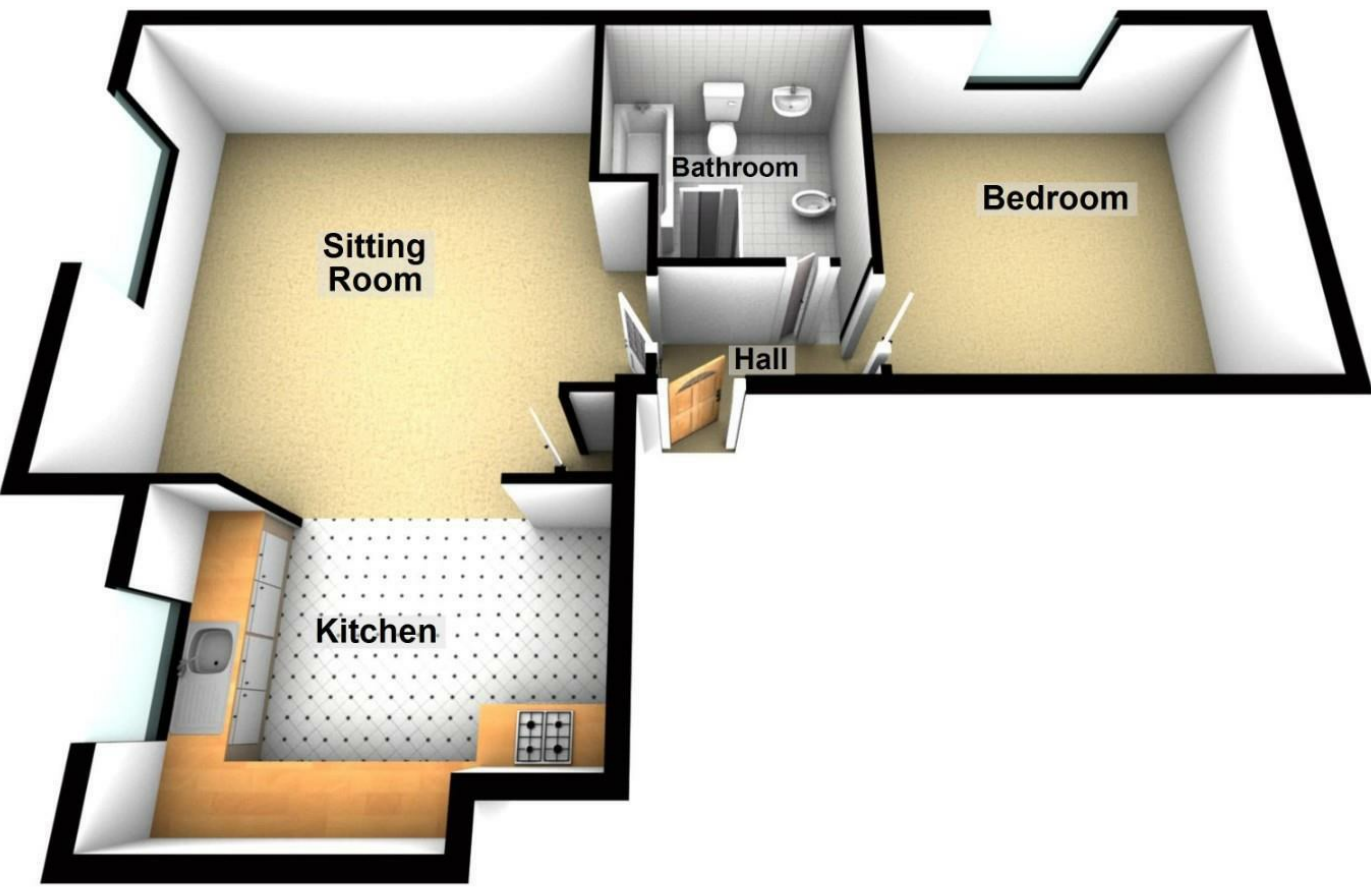
Deposits Payable

If you are successful in your application for this rental property, you will be set up on our referencing system 'Goodlord'. The first payment requested will be a one week, non-refundable holding deposit. This is not an additional payment and will be deducted from your first month's rent. If you pass referencing, you will then be asked to pay the remainder of the first month's rent plus the security deposit which is equal to five weeks rent. There are no admin charges involved. If a guarantor is required, you will be charged an additional £50 + VAT per guarantor.





Ground Floor



This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.

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.

