



GRANT'S
OF DERBYSHIRE

Cromford Road, Matlock DE4 4JD
25% Shared Ownership £47,500

Grant's of Derbyshire are pleased to offer For Sale this very well presented, second 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. There is an allocated parking space and a communal garden. This apartment is available to purchase on a shared ownership basis - an ideal step onto the property ladder. Viewing Highly Recommended. Video tour available

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.

Entrance hall 12'9" x 3'4" (3.90 x 1.02)

With wall mounted entryphone, four-panel doors off to all rooms, and a hatch to the roof space. There is also a useful storage cupboard, ideal for housing household essentials.

Open plan Kitchen/living area 9'1" x 20'8" (2.78 x 6.31)

A bright room with a feature bay window area looking out onto mature trees and pleasant views. The kitchen area is fitted with cream units with pale grey 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 13'7" x 9'3" (4.16 x 2.82)

A spacious double bedroom with views over rooftops to the hills, and plenty of natural light from the rear aspect uPVC double glazed window.

Bedroom Two 9'9" x 8'1" (2.98 x 2.47)

Another double bedroom or ideal office with views over rooftops to the hills, and a rear aspect uPVC double glazed window.

Bathroom 7'2" x 6'3" (2.19 x 1.93)

The bathroom has a rear aspect obscure 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.

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.

Rent and service charges

Rent is payable on the 75% share owned by the housing association. The property is leasehold - lease term is 119 years. The rent is stated to be £388.11 per calendar month. This will increase every April by RPI plus 0.5%. There is a service, maintenance and insurance charge of £146.46 per calendar month.

How to Buy

These apartments may be purchased on a shared ownership basis, with an initial share of 25%, which can be increased at a later date. You pay rent on the remaining portion. The apartments are leasehold, with a lease length of 119 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 will need to have an FCA Accredited person to complete a budget planner.

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.

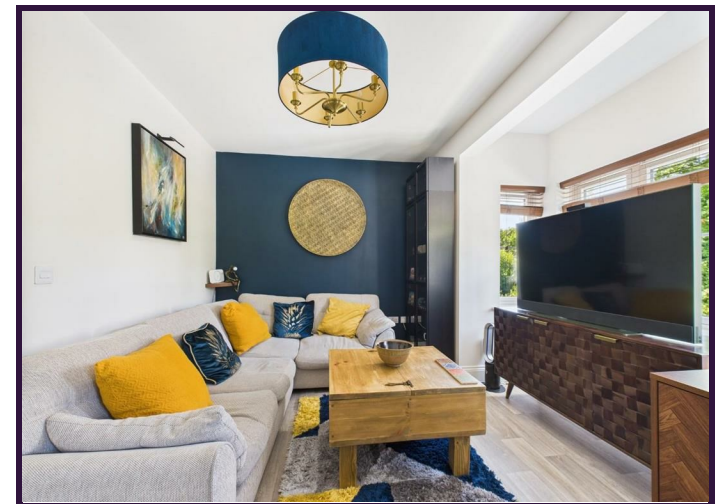
'A' rated integrated appliances.

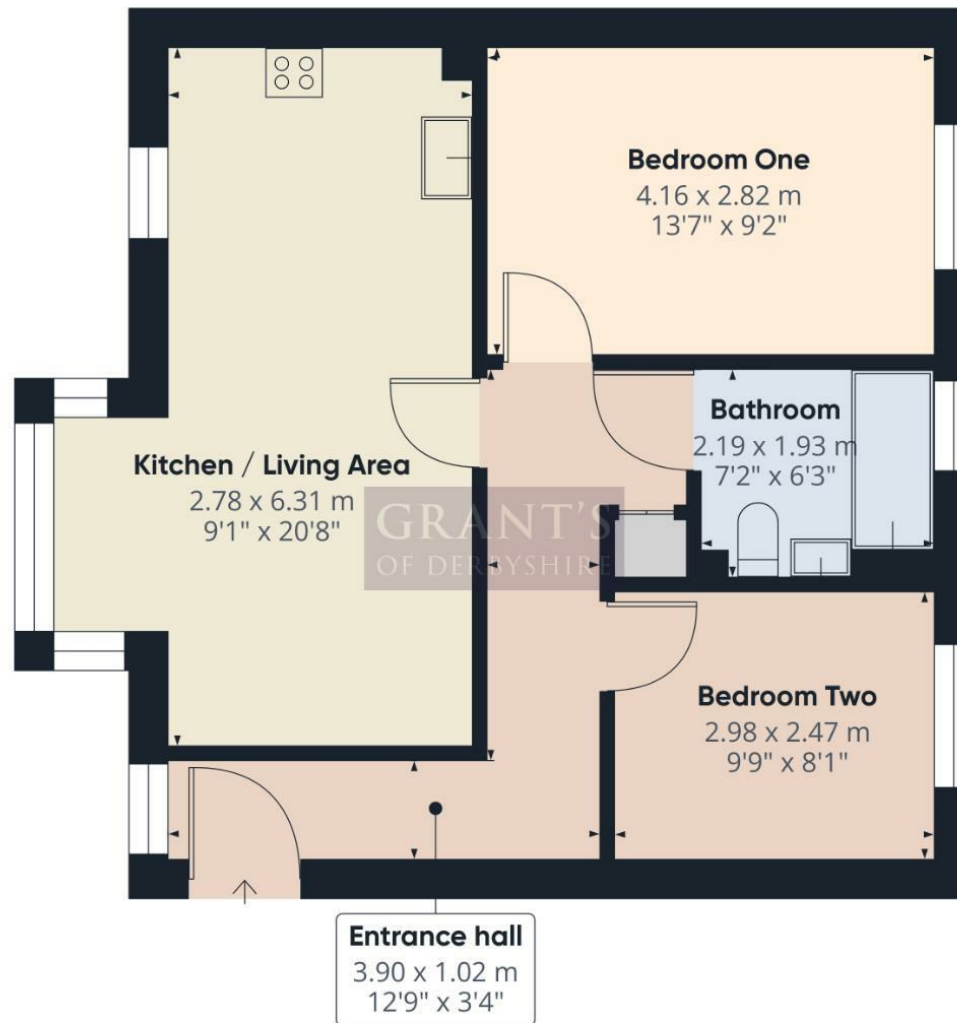
Aquablade high tech toilet flush.

Premium LED low energy downlights.

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.





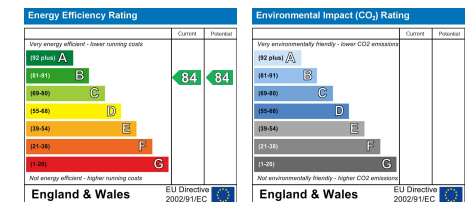
Approximate total area⁽¹⁾
51.9 m²
559 ft²

(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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