



1 Rutland Riverside Smiths Lane, Bakewell, Derbyshire, DE45 1BU

Saxton Mee

# 1 Rutland Riverside Smiths Lane

Offers In The Region Of

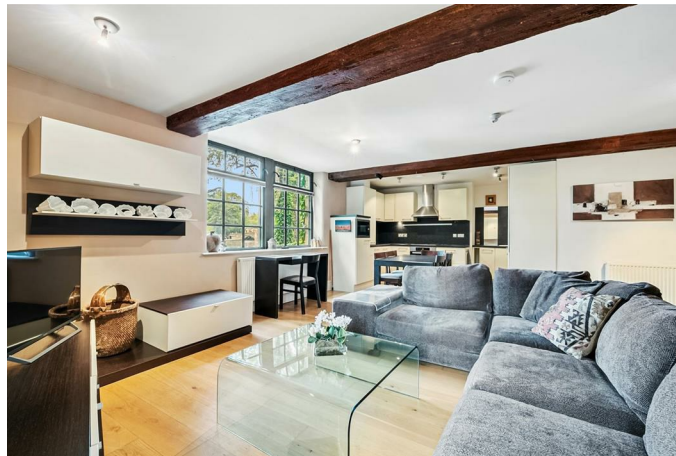
## £375,000

This appealing three-bedroom ground floor apartment enjoys a superb position in the heart of the historic market town of Bakewell, just a short stroll from its excellent range of shops, cafés, country inns and leisure facilities. Centrally located and surrounded by the beautiful scenery of the Peak District, it offers the perfect balance of convenience and charm, with dedicated off-road parking for two vehicles and the benefit of no upward chain.

A welcoming entrance porch opens into an inner hallway with useful built-in storage. The spacious open-plan living area is a particular highlight, with superb views across the River Wye towards the town and a door opening to a pretty, enclosed private seating terrace – a delightful spot to enjoy morning coffee or evening relaxation. The fitted kitchen is equipped with a range of units and appliances, flowing seamlessly into a dining area, creating an ideal space for entertaining.

The apartment offers two double bedrooms, both with built-in storage, along with a third bedroom currently used as a study, providing flexibility for home working or guests. A well-appointed bathroom includes a separate shower enclosure for added convenience.

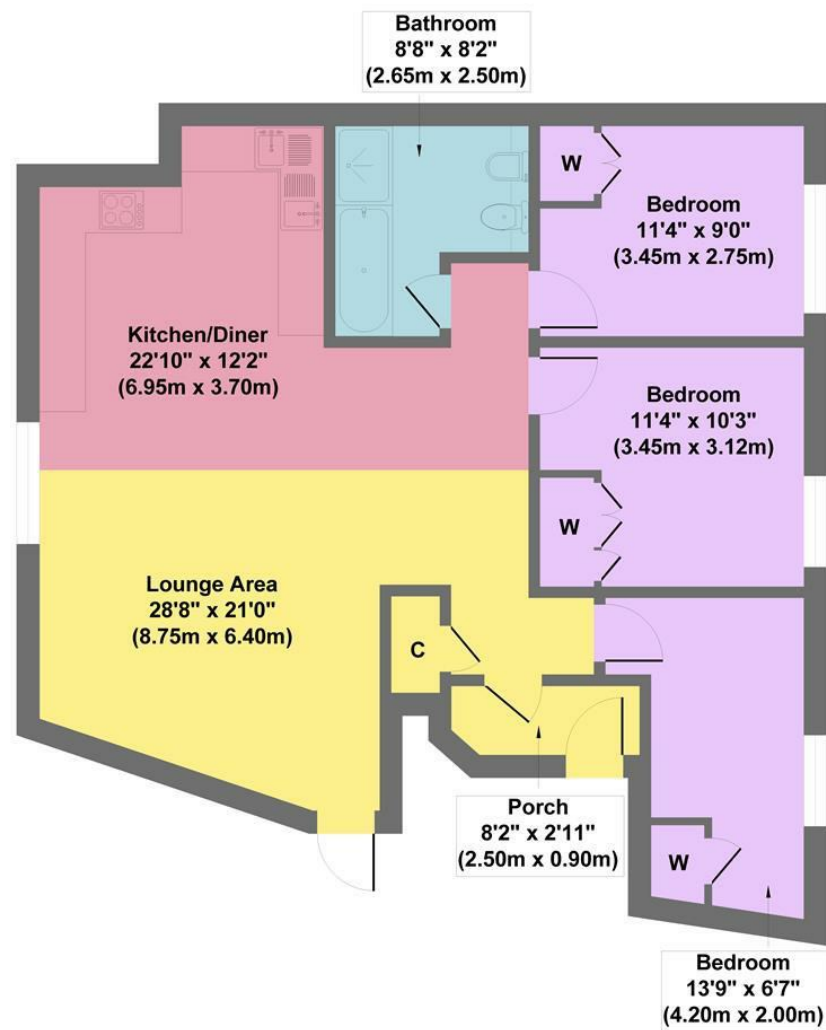
With its sought-after location, charming outdoor space and easy access to local walks, cycle trails and picturesque Derbyshire villages, this property is equally suited as a permanent home or a stylish low-maintenance retreat in the heart of the Peak District.



- Idyllic Riverside Setting
- Centrally Positioned
- Excellent Town Centre Amenities
- Private Seating Terrace
- Off Road Parking For Two Vehicles
- Well Presented Throughout
- No Upward Chain
- EPC: D
- Viewings: Bakewell Office



# 1 Rutland Riverside



**Approx. Gross Internal Floor Area 915 sq.ft / 85.01 sq.m**

Illustration for identification purposes only. Measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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