

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 26 Blackrocks Avenue Matlock, Derbyshire DE4 3ND



### **NO UPWARD CHAIN - First floor one bedroomed apartment ideal for first time buyer, single person, couple or investor**

- ALL OFFERS CONSIDERED • Sealed unit double glazing • Communal entrance hallway
  - Entrance hallway with walk-in cloaks / store cupboard
  - Living room • Fitted kitchen • Bedroom • Bathroom
- Communal resident's car park providing ample off street parking •

**Guide price £84,000**



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## GENERAL INFORMATION

An opportunity for a first time buyer, single person, couple or investor to acquire this first floor one bed roomed apartment which is sold with the benefit of no upward chain and sealed unit upvc double glazing.

Internally the property briefly comprises of an entrance hallway which has a walk-in cloaks / store cupboard. There is a living room, fitted kitchen with breakfast bar, well proportioned bedroom and bathroom.

Outside there is a resident's car park providing ample off street parking and an adjacent grass / green area.

## LOCATION

Matlock town centre offers a good range of amenities including a large Sainsbury's supermarket, schools and a wide range of restaurants with leisure facilities at The Arc Leisure Centre. At the centre of the town is Hall Leys Park enjoying tennis courts, childrens play area, skate park, bowling green, cafe, formal gardens and riverside walks.

The nearby A6 provides swift onward travel to the north and south providing access to the nearby market town of Bakewell (approx 7 miles to the north) and Derby (approx. 15 miles to the south). There are excellent bus services to Chesterfield (approx 10 miles) and to Sheffield (approx 20 miles to the north). All these centres offer a more comprehensive range of amenities and are within

commuting distance.

The railway station in Matlock has regular trains to Derby which also connect to London St Pancras (approx 2.5 hours). Junction 28 of the M1 Motorway is approx 12 miles providing swift onwards travel to the north and south, other nearby regional centres.

## ACCOMMODATION

Panelled and double glazed composite entrance door provides access to:

### **COMMUNAL ENTRANCE HALLWAY**

With staircase leading off to the first floor.

Apartment entrance door provides access to:

**ENTRANCE HALLWAY 1.47m x 1.11m extending to 1.79m (4'10" x 3'8" extending to 5'10")**

Having built-in L-shaped **WALK-IN CUPBOARD 1.47m x 1.11m extending to 1.79m (4'10" x 3'8" extending to 5'10")** having shelving, power and lighting. Additional storage cupboard. Electricity consumer unit. Four doors provide access to the living room, kitchen, bedroom and bathroom respectively.

**LIVING ROOM 5.67m x 2.02m extending to 3.30m (18'7" x 6'8" extending to 10'10")**

Having satellite TV connection. Telephone jack point. Electric heater. Sealed unit double glazed window in upvc frame to rear with views towards surrounding countryside.



#### **FITTED KITCHEN 2.97m x 2.29m (9'9" x 7'6")**

Having a range of roll edged preparation surfaces with inset one and a half sink unit with mixer tap over, tiled surround and a range of light panelled base cupboards beneath. Complementary wall mounted cupboards over. Inset four ring induction hob with filter canopy over and electric fan assisted oven beneath. Appliance space with plumbing suitable for an automatic washing machine. Additional appliance space ideal for a fridge / freezer. Breakfast bar. Sealed unit double glazed window in upvc frame to front.

#### **BEDROOM 2.90m x 3.89m (9'6" x 12'9")**

Having electric heater. Sealed unit double glazed window in upvc frame to rear with views towards surrounding countryside.

#### **BATHROOM 2.35m x 1.68m (7'9" x 5'6")**

Being fully tiled and having a white suite comprising pedestal wash hand basin, low level WC and bath with chromed mixer tap / shower over. Built-in airing cupboard housing hot water cylinder with immersion heater and slatted shelving over. High level sealed unit double glazed opaque window in upvc frame to rear.

#### **LEASEHOLD**

125 year Lease that commencing 1982 - 86 years remaining

#### **MAINTENANCE CHARGE**

Maintenance fee of £216.18 per month and this includes:

- 1.Cleaning of the interior shared space i.e. Downstairs hall, stairs, upstairs landing, and windows in the shared space.
- 2.Upkeep and maintenance of the door entry system
- 3.Buildings insurance
- 4.Upkeep and maintenance of the outside space i.e. Grounds inc car park. The entire roof was replaced in December 2020. Covers the grass cutting, hedge and tree cutting etc.
- 5.Upkeep and maintenance of the common areas such as painting the walls, renewal of main entrance door.

#### **COUNCIL TAX BAND**

Derbyshire Dales - Tax Band A

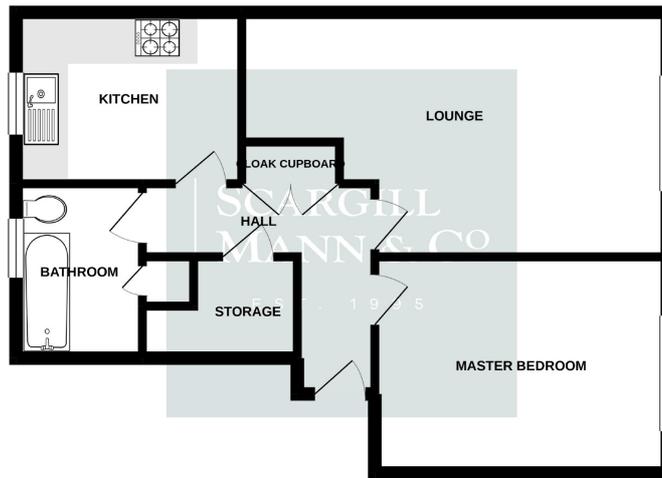
#### **DIRECTIONAL NOTE**

The approach from our Matlock office is to proceed north along the A6, passing the Sainsbury's superstore and upon reaching the roundabout junction bear left following the A6 as signposted for Bakewell. Continue along this road passing the turning for The Arc Leisure Centre thereafter taking the fourth turning on the right into Stanton Moor View. Proceed along Stanton Moor View taking the third turning on the left which leads to the apartment block, of which number 26 is located within, and is clearly denoted by our "for sale" board.

#### **VIEWING**

Strictly by appointment through Scargill Mann & Co - Matlock Office 01629 584591 (AT/JO)

## FIRST FLOOR



BLACK ROCKS AVENUE, MATLOCK, DE4 3ND

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any error or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### CONDITIONS OF SALE

*These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing.  
No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.*

**ASHBOURNE**  
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**DERBY**  
**MATLOCK**  
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