

SCARGILL
MANN & CO

EST. 1995



10 Bailey's Mill Bentley Brook

, Matlock, DE45NR

£850



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GENERAL INFORMATION

AVAILABLE NOW is a first floor two bedroom apartment within this highly regarded Grade II listed mill conversion of Baileys Mill. EPC C. The accommodation comprises communal entrance and landing, apartment entrance hall, sitting / dining kitchen, two double bedrooms and bathroom. Outside, the apartment benefits from one allocated parking bay and shared visitor space, both within the communal courtyard. The apartment is ready for immediate occupation and would suit the single occupant, professional couple or active retirees. There is also the benefit of a secure entry system and lift to all floors. The property benefits from electric heating.

ACCOMMODATION

COMMUNAL ENTRANCE

Stairs ground floor)

FIRST FLOOR LANDING

OPEN PLAN SITTING/DINING KITCHEN

22'5" x 17'4" (6.85m x 5.30m)

Kitchen complete with wall and base units, built in fridge freezer, electric oven and Hob. Two settees, dining table and six chairs, Coffee table and other items of furniture.

BEDROOM ONE

11'5" x 10'7" (3.50m x 3.25m)

Spacious bedroom complete with double bed.

BEDROOM TWO

11'1" x 10'7" (3.40m x 3.25m)

Spacious Bedroom with double bed and additional furniture.

BATHROOM

8'0" x 7'0" (2.46m x 2.15m)

Family bathroom complete with three piece suit. Panelled bath with shower over, low level WC and pedestal wash basin.

DIRECTIONAL NOTE

From Matlock Crown Square, take Causeway Lane out of the town, through Matlock Green and onto The Cliff. Turn left onto Lumsdale Road, proceed for around 300m and the Baileys Mill development is found on the left. No. 10 can be found at first floor level in the apartment block on the right.

SPECIFIC REQUIREMENTS

The property is let Furnished. No Smokers. Available Now

PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

DEPOSIT

5 Weeks Rent.

ADDITIONAL INFORMATION

Property construction: Brick & Tile

Parking: On street

Electricity supply: MAINS –

Water supply: MAINS - Severn Trent

Sewerage: MAINS

Heating: Electric panel heaters

Broadband type: BT Openreach, please check Ofcom website.

VIEWING

Strictly by appointment through Scargill Mann & Co.

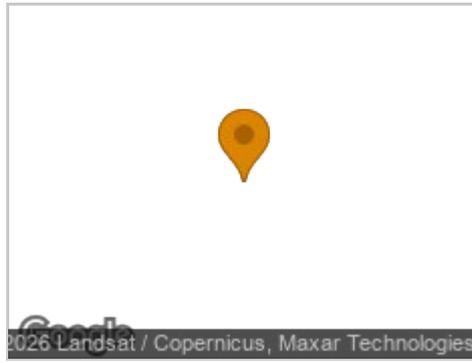
Tel: 01332 206620



Road Map



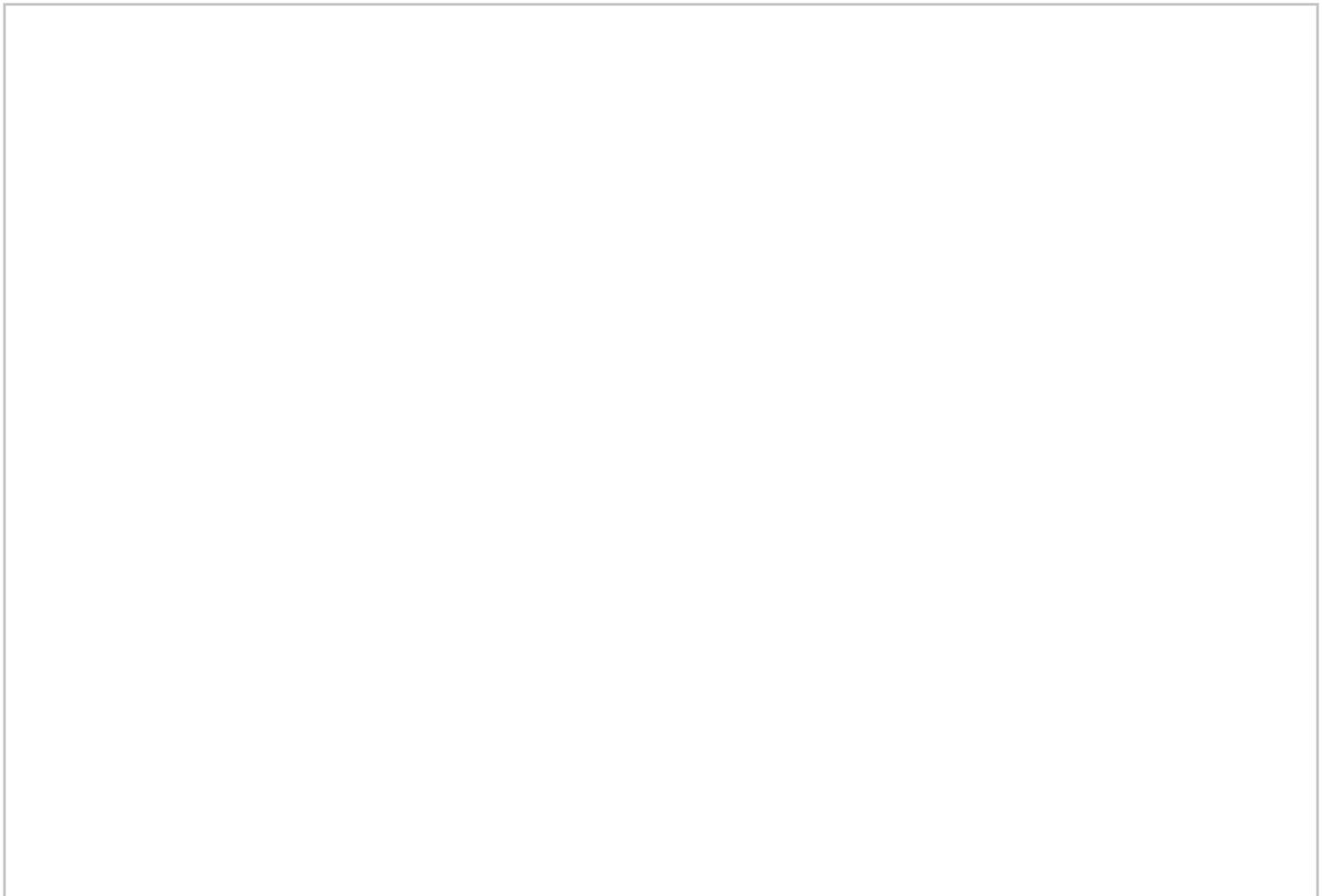
Hybrid Map



Terrain Map



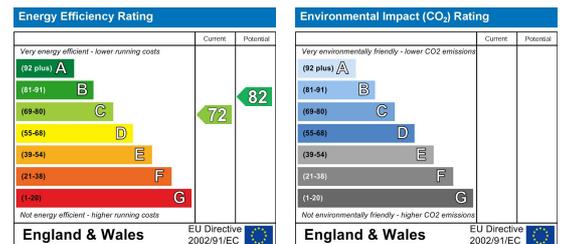
Floor Plan



Viewing

Please contact our Scargill Mann & Co Residential Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.