

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## Flat 2, 68 Rutland Street Matlock, Derbyshire DE4 3GN



**Rare opportunity to acquire this well proportioned ground floor apartment with patio garden area and stunning views  
NO UPWARD CHAIN**

- Gas fired central heating • Sealed unit upvc double glazing
- Living room with superb far reaching views • Fitted dining kitchen
  - Two bedrooms • Bathroom
  - Patio area • Allocated parking
- Viewing strongly recommended •

**Offers around £159,950**



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## GENERAL INFORMATION

A rare opportunity to acquire this particularly well proportioned two bedroomed ground floor apartment, sold with the benefit of no upward chain and enjoying superb must be seen far reaching views.

The property is sold with gas fired central heating, sealed unit upvc double glazing and the property comprises of a spacious dining kitchen, spacious living room with must be seen far reaching views, two bedrooms and a bathroom.

Outside is a paved patio garden area having a south westerly aspect and enjoying superb far reaching views across surrounding countryside. Furthermore it should be noted that there is an allocated parking space.

## LOCATION

Matlock town centre offers a good range of amenities including shops, schools and leisure facilities. The nearby A6 provides swift onward travel to the north and south. The nearby market town of Bakewell is approx. 7 miles to the north. Derby is approx. 15 miles to the south, Chesterfield is approx. 10 miles to the north-east and Sheffield is approx. 20 miles to the north, all of these offer a more comprehensive range of amenities and are within commuting distance.

Junction 28 of the M1 Motorway is approx. 12 miles providing swift onward travel to the north and south, other nearby regional centres and the main motorway network. Matlock train station is served by

East Midlands Trains with a journey time to Derby of just 34 minutes.

## ACCOMMODATION

Double glazed upvc entrance door provides access to:

### **DINING KITCHEN 4.00m x 3.77m (13'1" x 12'4")**

Having roll edged preparation surface incorporating an inset stainless steel sink unit with adjacent drainer, tiled splashback surround and a range of panelled base drawers and cupboards beneath. Complementary wall mounted cupboards over with under lighting. Electric cooker with four ring hob and double oven / grill beneath. Two further appliance spaces, one having plumbing suitable for an automatic washing machine and a second ideal for a large fridge / freezer. Central heating radiator. Sealed unit double glazed window in upvc frame, adjacent to the entrance door, which overlooks the patio garden and has rooftop views towards surrounding countryside. Panelled and opaque glazed door provides access to:

### **HALLWAY**

Having central heating radiator. Panelled door which provides access to the living room and a further panelled and glazed door leading to the bathroom. Three steps lead up to a further **INNER HALLWAY AREA** having two panelled doors providing access to bedroom one and bedroom two respectively.



### **LIVING ROOM 4.92m x 4.60m (16'2" x 15'1")**

Note the latter measurement being taken into the recess adjacent to the chimney breast which incorporates a feature fire surround with raised marble hearth, incorporating a fitted real flame gas fire. Fitted bookshelf and TV stand to adjacent chimney recesses. Central heating radiator. TV aerial connection. Two sealed unit double glazed windows in upvc frames to side and a large sealed unit double glaze picture window in upvc frame to rear, which command must be seen superb far reaching views over Matlock towards Riber Castle, High Tor and the Heights of Abraham.

### **BATHROOM 2.01m x 1.82m plus 1.14m x 1.21m (6'7" x 6'0" plus 3'9" x 4'0")**

Having a white suite comprising a large pedestal wash hand basin, low level WC and panelled bath with shower over. Electric extractor fan. Ladder style heated towel rail. Loft access to roof space.

### **BEDROOM ONE 4.47m x 3.64m (14'8" x 11'11")**

Having central heating radiator. Sealed unit double glazed window in upvc frame to rear which enjoys superb must be seen far reaching views over Matlock and towards surrounding countryside. Further sealed unit double glazed window in upvc frame to side.

### **BEDROOM TWO 3.33m x 2.72m arrowing to 2.23m (10'11" x 8'11" arrowing to 7'4")**

Having central heating radiator. Sealed unit double glazed window in upvc frame to rear which enjoys superb must be seen far reaching views over Matlock and towards surrounding countryside.

### **OUTSIDE**

Immediately to the front of the property is a paved patio area with border and gravelled section, which enjoys a westerly aspect with roof top views towards surrounding countryside. Undoubtedly a feature of the sale is the allocated parking space located within Rutland Court.

### **COUNCIL TAX BAND**

Derbyshire Dales - Tax Band

### **DIRECTIONAL NOTE**

### **VIEWING**

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



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

#### 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.*

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