



£140,000

Smith Road, Matlock DE4 3JL

Ground Floor Flat | 2 Bedrooms | 1 Bathroom

01773 820983

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PROPERTIES**
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Step Inside

Key Features

- Stunning Countryside Views
- Walking Distance to Matlock Town Centre
- Allocated Parking & Visitor Parking
- Recently Renovated Throughout
- Ground Floor Apartment
- Service Charge & Ground Rent totalling £130pcm

Property Description

Derbyshire Properties are pleased to present this ground floor apartment in the much sought after area of Matlock. The property benefits from a newly fitted kitchen and bathroom as well as allocated parking for one vehicle. We recommend an early internal inspection to avoid disappointment.

Main Particulars

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Internally, the property briefly comprises; Entrance Hall, Open plan Dining/Living/Kitchen, Bathroom and two Bedrooms. Externally the property boasts elevated position with stunning views across Matlock whilst the building is set within well maintained grounds. There is allocated parking for each apartment alongside further visitor parking.

Entrance Hall

With tiled flooring throughout, fitted store cupboard providing valuable storage capacity and doorways to;

Kitchen/Living/Dining Area

The kitchen area houses a range of base cupboards with complimentary worktops over and integrated appliances including; Electric oven, electric hob and stainless steel inset sink. There is a fitted cupboard to the kitchen which is the ideal utility space whilst tiled flooring and under counter plumbing also feature. The lounge area is carpeted and enjoys an open aspect to the Kitchen. Wall mounted heater also features whilst the entire room enjoys a double aspect of double glazed windows to front and rear.

Bedroom One

With double glazed window to front elevation, carpeted flooring and wall mounted heater.

Bedroom Two

With double glazed window to rear elevation, carpeted flooring and wall mounted heater. Fitted cupboard/wardrobe provides valuable storage capacity.

Bathroom

A stylish three piece suite including; Bath with panelled splashback, pedestal handwash basin and low level WC. Obscured double glazed window features to rear elevation whilst tiled flooring and wall fitted extractor unit completes the space.

Outside

Externally the property boasts elevated position with stunning views across Matlock whilst the building is set within well maintained grounds. There is allocated parking for each apartment alongside further visitor parking.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-

operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

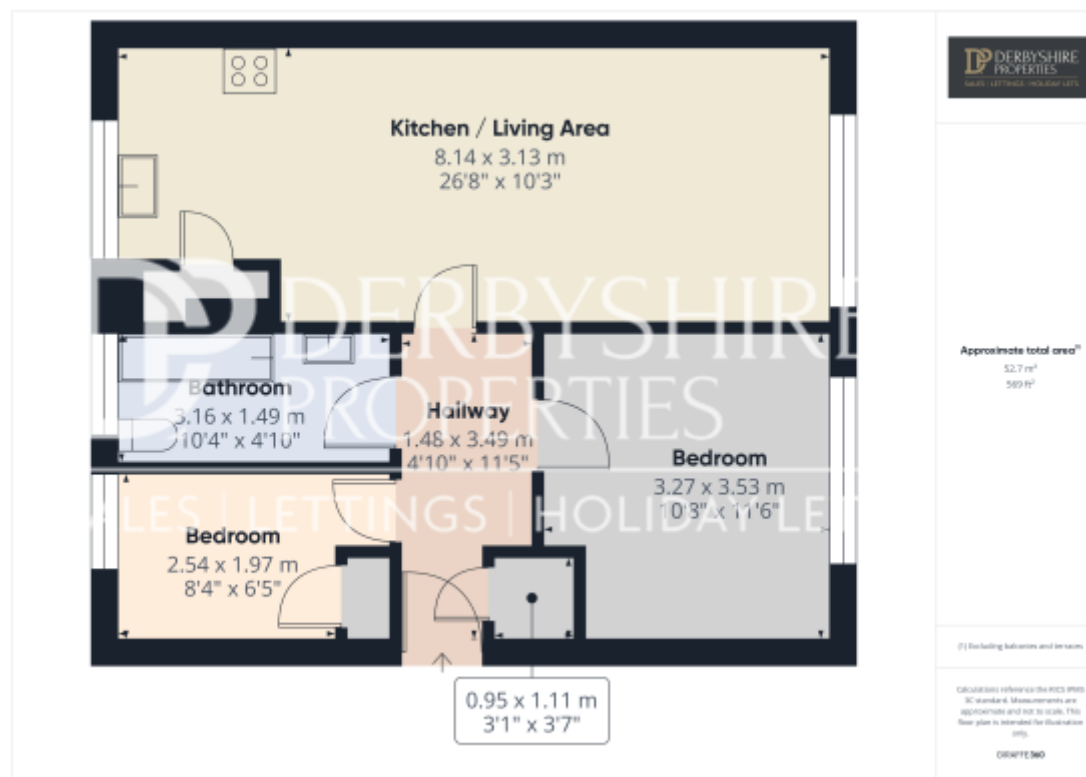
6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Service Charges & Ground Rent

Totalling £130 per calendar month.

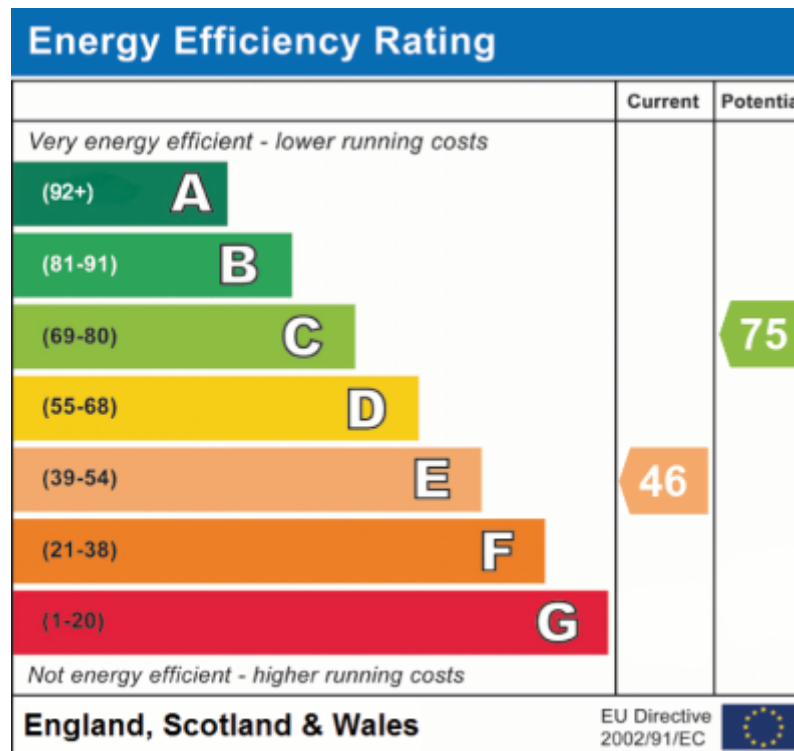
999 years remain on the lease





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



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