

SCARGILL
MANN & CO

EST. 1995



Rutland Street

, Matlock, DE4 3GN

Price Guide £119,950



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GENERAL INFORMATION

THE PROPERTY

Welcome to this charming flat located on Rutland Street in the picturesque town of Matlock. This period property boasts stunning views over the surrounding area, offering its lucky residents a tranquil and scenic setting.

The flat features one bedroom, providing a private space to unwind after a long day. One of the standout features of this property is the breathtaking views it offers. Imagine waking up to the sight of the rolling hills and lush greenery every morning - truly a sight to behold.

Conveniently situated just a short distance from shops and bars, this flat offers the perfect blend of serenity and accessibility. Whether you're looking to enjoy a quiet evening in or explore the vibrant local scene, this property caters to all your needs.

With no upwards chain, the opportunity to make this charming flat your own is within reach. Don't miss out on the chance to own a piece of this idyllic location. Contact us today to arrange a viewing and experience the beauty of the Derbyshire dales for yourself

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 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.

SECURE COMMUNAL ENTRANCE

An entrance door opens into the communal hall with stairs leading off to the first floor

PRIVATE ENTRANCE DOOR INTO HALL

4'10" x 8'3" ave measurement (1.48m x 2.54m ave measurement)

It has a period-style radiator and all doors lead off.

LOUNGE

18'10" x from chimney 11'4" (5.76m x from chimney 3.46m)

The views are a stunning feature of this space. With original sash windows looking out to two directions offering distant views over Riber Castle and further views over the surrounding dales. A feature fire surround, original cornice to ceiling and light point.

DINING KITCHEN

10'9" x 10'1" to window (3.28m x 3.09m to window)

Fitted with base cabinets and matching wall-mounted cupboards. Worktops incorporate a one and quarter composite sink with mixer taps, tiled splashback, space for washing machine and gas cooker and a useful built in cupboard. A sash window looks out over the town below and the dales above.

BEDROOM

13'3" from the window x 8'9" min (4.06m from the window x 2.68m min)

Offering an ornate feature fireplace place with tiled hearth, cornice to ceiling, a window with distant views of Riber Castle and ceiling light point

BATHROOM

5'10" x 8'0" to the window (1.80m x 2.44m to the window)

Being equipped with a panelled bath with a separate electric shower over, with a side glazed panel, pedestal

Tel: 01283548194

hand wash basin and w.c. There is a built-in cupboard housing the domestic and hot water central heating boiler and a window to the side aspect.

OUTSIDE

An attractive stone wall surrounds the frontage, and a drive leads to the allocated parking area.

LEASEHOLD

Our client advises us that the property is leasehold for an original term of 200 years from February 1975. The purchaser of the flat will also purchase a share in the management company, Rutland Court Limited, which owns the freehold of the building. The current SERVICE CHARGE is £1303.81 pa (£108.65 pcm), and the GROUND RENT is £264 pa (£22.00 pcm). All charges are reviewed every year before April.

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

CONDITION 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.

CONSTRUCTION

Original Stone Construction

COUNCIL TAX BAND

Derbyshire Dales - Band

CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 05/2024) A



Road Map



Hybrid Map



Terrain Map



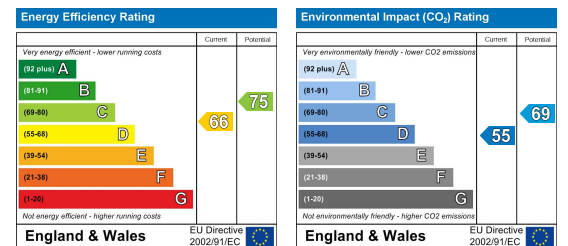
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 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.