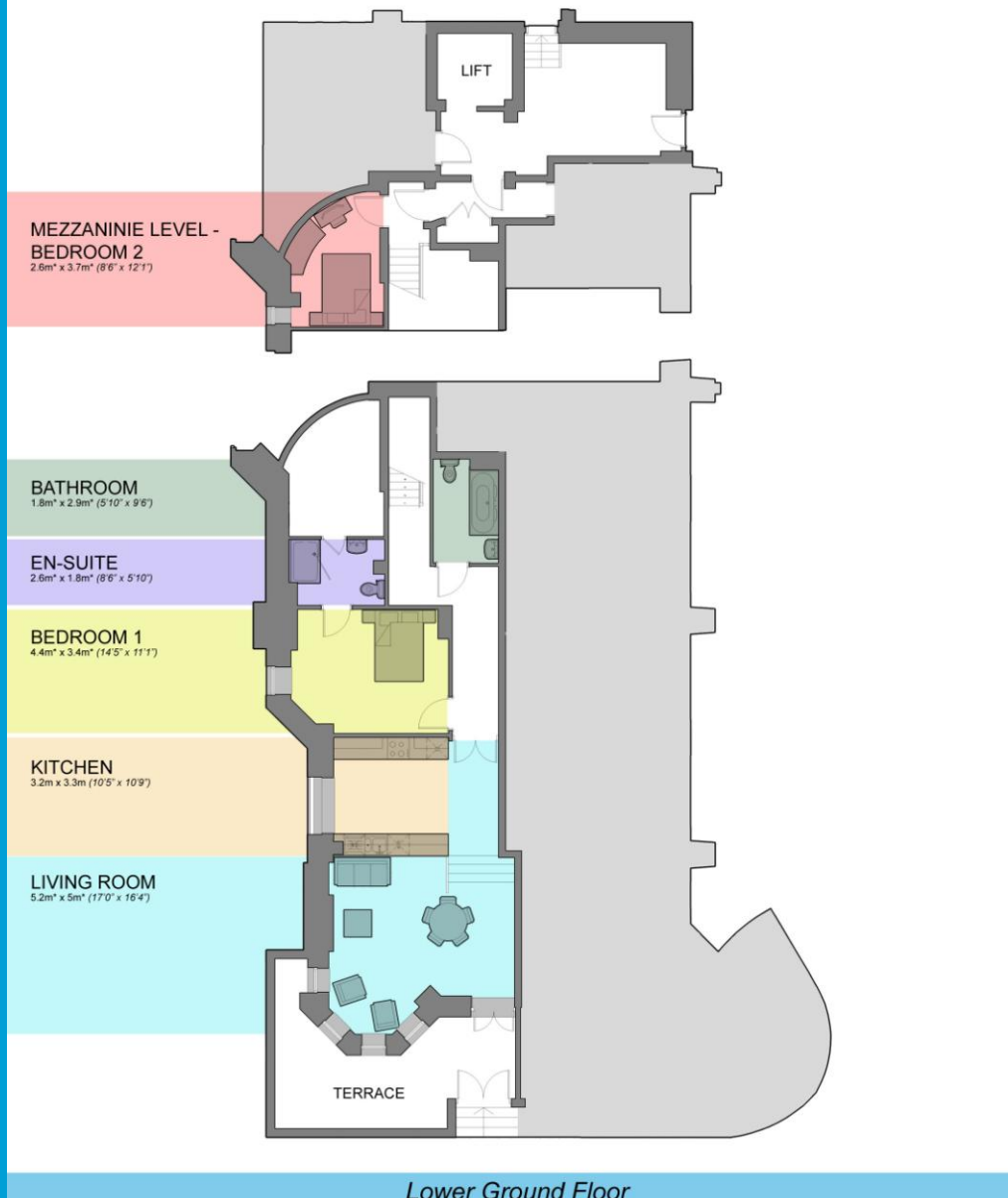




**Atkins Apartment, Rockside Hall, Wellington Street,
Matlock, DE4 3RW
£217,000 For a LTD period only**



All room sizes are approximate and should be measured by vendor for accurate measurements.
 * Indicates a room size that is measured into an alcove.





A well-presented and spacious ground floor apartment, located within one of Matlock's historic landmark buildings, situated overlooking the town with stunning far-reaching views to the surrounding open countryside. This delightful apartment offers two double bedrooms, master en-suite, family bathroom and a spacious split-level open-plan living dining kitchen. The apartment has the benefit of a private patio terrace, taking advantage of the southerly aspect and the superb far-reaching views.

Matlock is a picturesque spa town in the heart of Derbyshire close to the Peak District National Park, surrounded by beautiful open countryside. The town has a wealth of historic buildings as well as excellent local amenities and good primary and secondary schools. At the centre of the town is Hall Leys Park with sports facilities, children's play area, formal gardens and a riverside walk. Situated on the A6 trunk road, there is easy access to Manchester, Derby and Nottingham and the nearby towns of Chesterfield (9 miles), Wirksworth (4.5 miles) and Bakewell (8 miles). There is a branch line train station with a regular service to Derby and Nottingham.

Entering the apartment via a panelled entrance door from the communal lobby. The door opens to:

LANDING 6'1" X 3'10" (1.85m x 1.17m)

Having a ceramic tiled floor and steps leading to:

INNER HALLWAY 11'4" X 3'9" & 26'4" X 4'2" (3.45m x 1.15m & 8.03m x 1.27m)

A staggered hallway with lightwood-effect laminate flooring, central heating radiators with thermostatic valves, wall lamp points and a video entry intercom to the main entrance door. A pair of doors open to a storage cupboard housing the heating exchange unit, which provides hot water and central heating to the apartment. From the hallway, a panelled door opens to:

SPLIT-LEVEL OPEN-PLAN LIVING DINING KITCHEN

KITCHEN AREA 18'9" X 10'10" (5.71m x 3.30m)

Having a side aspect floor-length double glazed window, flooding the room with natural light. The kitchen has ceramic tiles to the floor and a good range of units in a high gloss cream finish with cupboards and drawers set beneath a polished granite worksurface with a matching upstand and tiled splashback. There are wall-mounted storage cupboards with under-cabinet lighting. To the opposite side of the kitchen area is a breakfast bar with a polished granite worksurface. Fitted within the kitchen is an undermounted stainless sink with mixer tap and a four-ring electric hob, over which is a cooker hood, beneath the hob is a fan-assisted electric oven. There is an integral fridge, freezer, twelve place setting dishwasher and washer/drier. There are tall larder cupboards. The room has a central heating radiator with thermostatic valves. Steps lead to:-

LIVING AREA 16'9" X 16'4" (5.10m x 4.98m) measured into the turret

Having four tall double glazed windows set within the corner turret and enjoying superb far-reaching views over the town to the open countryside that surrounds the area, taking in Riber Castle, High Tor and The Heights of Abraham. A glazed entrance door opens onto a private flagged terrace taking advantage of the southerly aspect. The room has lightwood-effect laminate flooring, central heating radiators with thermostatic valves and a television aerial point with satellite facility. The room is illuminated by downlights.

From the hallway panelled doors open to:

BEDROOM ONE 15'2" X 12'8" (4.62m x 3.86m)

Having a floor length double glazed window, lightwood-effect laminate flooring, central heating radiator with thermostatic valve and telephone point. A panelled door opens to:

EN SUITE SHOWER ROOM 7'8" X 5'6" (2.33m x 1.67m)

A partially tiled room with a ceramic tiled floor, having a suite with tiled shower cubicle with mixer shower, wall-hung wash hand basin with pillar tap and concealed cistern dual flush WC. The room has a central heating radiator with thermostatic valve and an extractor fan.

BEDROOM TWO 12'2" X 8'8" (3.71m x 2.64m) maximum measurements

Having a side aspect window with obscured glass to the lower panes. The room has lightwood-effect laminate flooring, central heating radiator with thermostatic valve and television aerial point.

FAMILY BATHROOM 8'8" X 5'8" (2.64m x 1.73m)

A partially tiled room with a ceramic tiled floor, having a suite with:- panelled bath with mixer taps and handheld shower spray, wall-hung wash hand basin and concealed cistern dual flush WC. There is a shaver point, extractor fan and central heating radiator with thermostatic valve.

OUTSIDE

To the front of the apartment is a privately owned flagged south facing seating area with commanding views. There is a designated parking space within the communal car park.

SERVICES AND GENERAL INFORMATION

Mains electricity water and drainage are connected to the property. Heating and hot water are supplied by a central boiler plant, metered at the point of entry to the apartment.

COUNCIL TAX BAND (Correct at time of publication) 'D'

DIRECTIONS

Leaving Matlock Crown Square via Bank Road, follow the road up the hill and around the right-hand bend, shortly after the bend take the drive on the left hand side to Rockside Hall.

Rockside Hydro History

Rockside was built in 1862 at the height of the Victorian fashion for hydropathic treatments. Built by Charles Rowland of Burton-on-Trent, Rockside quickly became one of the most popular and successful Hydros in Matlock. The building was altered and extended by the eminent architects Barry Parker and Sir Raymond Unwin in 1903-6, who added the twin turreted building we see today.

Rockside continued to prosper with a succession of owners, through the years the establishment offered high quality accommodation, good food, gentle exercise and a range of hydropathic treatments. The four acres of pleasure grounds had both hard and grass Tennis courts, Croquet lawn, Bowling and Putting greens and gentle walks through the Gardens. Indoor activities included Billiards and Snooker, Badminton, Table Tennis and indoor Polo and an extensive Library. There were concerts and dancing in the Ballroom which claimed to have one of the finest sprung dance floor in the Midlands.

At the outbreak of World War II Rockside was taken over by the R.A.F. as Hospital for battle fatigued Air Crew. At the end of the war the building was sold to Derbyshire County as part of Matlock teacher training College. Rockside being the ladies living accommodation and College library. After falling into disrepair, the building was transformed into luxury apartments.

The Atkins apartment is named after William Atkins a proprietor of Rockside at one time and he also owned the Atkins Hydro at Darley Dale Now St Elphins Retirement village.

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.