

Bank Gardens

Matlock, DE4 3WA



Two bedroom ground floor apartment with large and well-presented wrap-around garden/outside space. Enjoys a low service charge, whilst being on a long lease making it also attractive to investors/use as a holiday let, air BnB or holiday home. There is also further potential to create separate private pedestrian access to the property's entrance from Bank Road (subject to necessary planning permissions).

£250,000

John German

LOCATION

Matlock town centre offers a good range of local 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 approximately 7 miles to the north, Derby is approximately 15 miles to the south, Chesterfield approximately 10 miles to the north east and Sheffield approximately 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 approximately 12 miles away providing swift onward travel to the north and south, other nearby regional centres and the main motorway network.

ACCOMODATION - The apartment is accessed via a communal entrance hallway, with two flights of stairs down to the ground floor. On the ground floor there is a useful storage cupboard and a door providing access to the garden and a wooden door providing access to:

RECEPTION HALLWAY - having two useful storage cupboards, one housing electric circuit board and meter. Electric radiator. Sealed unit double glazed windows in upvc frames to rear. Doors providing access to bedrooms, bathroom, kitchen and lounge /diner.

BEDROOM ONE 4.26m x 2.95m (13'11" x 9'8"), having sealed unit double glazed windows in upvc frames to front. Central heating radiator. Useful built-in wardrobes with sliding doors.

BEDROOM TWO 2.93m x 2.45m (9'7" x 8'0"), having electric radiator. Sealed unit double glazed windows in upvc frames to front.

BATHROOM 2.24m x 2.36m (7'4" x 7'8"), please note the former measurement being taken into the full depth of the shower cubicle. Having a white suite comprising of wash hand basin with chrome mixer tap over with tiled splashback and vanity base cupboards and drawers beneath. Low level WC. Double width shower cubicle with electric shower over. Electric radiator. Wall mounted storage cupboard. Electric extractor fan.

KITCHEN 3.27m x 2.27m (10'8" x 7'5"), having wooden preparation surfaces with upstand surround with stainless one and a half sink with adjacent drainer and chrome mixer tap over with tiled splashback. Range of cupboards and drawers beneath having appliances space and plumbing for a fridge and separate freezer with washing machine and free standing electric fan assisted oven with electric hob over with, matching extractor fan above. Complementary wall mounted cupboards and built in electric heater. Sealed unit double glazed windows in upvc frames to rear.

LOUNGE / DINER 6.39m x 3.97m (20'11" x 13'0"), having electric fireplace. Electric radiator. Sealed unit double glazed bay window with upvc frame to front. Sealed unit double glazed French doors providing access to rear garden.

OUTSIDE - A rarity for an apartment, it boasts a large tranquil wrap-around garden, comprising a spacious patio seating area, a laid lawn with mature trees, and herbaceous planting areas with a stone wall border. A gravel led pathway leads to a separate shed and leads to a further garden area with mature trees, plants, and herbaceous borders. There is also a:

USEFUL STORE 2.04m x 1.71m (6'8" x 5'7"), having power and lighting. Work area and appliance space for white goods. To the front of the property, forming part of the wrap-around garden is a mainly laid lawn with a stone wall surround with mature trees and hedges.

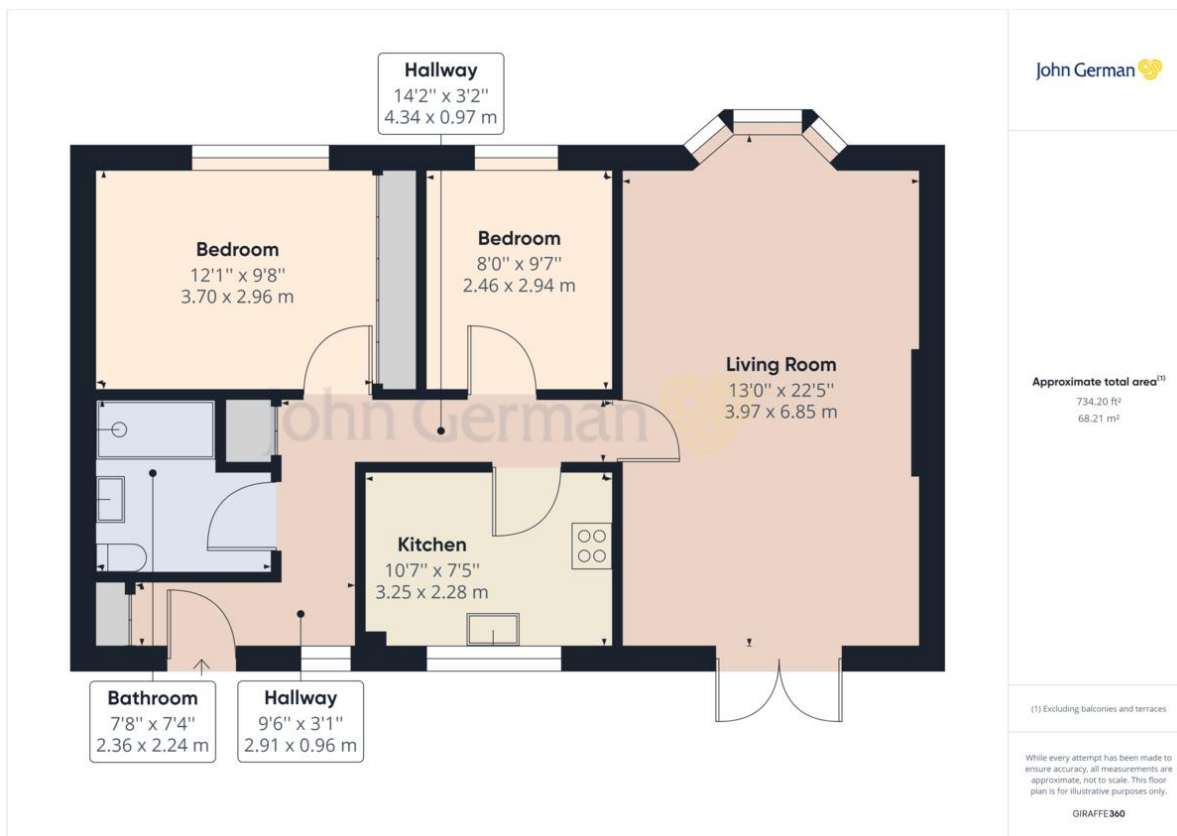
Tenure: Leasehold - With each apartment sharing part of the Freehold. There are 969 years remaining on the lease and the service charge was most recently £770 per annum.

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/31052023

Local Authority/Tax Band: Derbyshire Dales / Tax Band B







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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