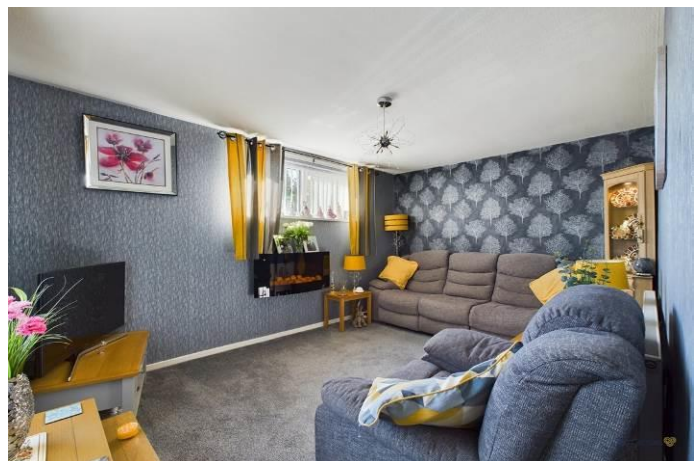


# Springfield Rise

Matlock, DE4 3QA



Well-proportioned two double bedroom apartment with a large and private south facing balcony in Matlock.

£175,000

John German 

Well-proportioned two double bedroom apartment with a large and private south facing balcony in Matlock. Internally briefly comprises entrance porch, utility room, dining kitchen, sitting room, bathroom and two double bedrooms. The property has ease of access to the comprehensive facilities available at Matlock Town Centre including shops, recreational facilities, restaurants, bars and Cafes. The property is located close to bus routes linking Matlock, Chesterfield and Sheffield. 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.

Entering the apartment via the storm porch, there is a door providing access to the entrance hallway and separate door providing access to the utility room.

The utility room has rolled edge preparation surfaces with appliance space and plumbing for washing machine and tumble dryer, Vaillant combination boiler and electric circuit board. There is also loft hatch access.

Moving into the sitting room, there is a wall mounted electric fire, radiator and windows to side and front.

The dining kitchen has rolled edge preparation surfaces with inset one and a half stainless steel sink with drainer and chrome mixer tap over, tiled splash back, a range of wall and base mounted cupboards and drawers, integrated Beko electric fan assisted oven and grill, four ring gas hob and extractor fan canopy over and appliance space and plumbing for a dishwasher. There is a window to front and useful built-in storage cupboard/pantry cupboards.

Both double bedrooms have radiators and windows to front.

The spacious bathroom has a white suite comprising wash hand basin with chrome mixer tap over and tiled splash back with vanity base cupboard beneath, low-level WC, double corner shower cubicle with chrome mains shower over, chrome ladder style heated towel rail with windows to side and rear.

Undoubtedly one of the main selling features of the property is its spacious, low maintenance, private and south facing balcony with patio seating area and stunning views towards Riber Castle. The property also benefits from residents parking.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced 25<sup>th</sup> March 1989 for 125 years. Service charge currently £17.34 per month.

**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](http://www.gov.uk/government/organisations/environment-agency)

[www.derbyshiredales.gov.uk](http://www.derbyshiredales.gov.uk)

**Our Ref:** JGA/12092023

**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band B











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	67 D
39-54	E		
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

#### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk** Sales and Lettings Agent