

**2B HOLT LANE
MATLOCK
DERBYSHIRE DE4 3LY**



O A £99,950

An individual modern ground floor flat within a particularly convenient town centre location presenting an excellent buy-to-let opportunity.

Built as one flat within a stone built block of three, this ground floor maisonette provides easily managed one bedroomed accommodation, ideal for the buy-to-let investor and perhaps those planning ahead for future occupation; the flat currently let on an Assured Shorthold Tenancy.

The principal accommodation enjoys a stylish open plan layout and an up-to-date finish for which an internal inspection is strongly recommended.

Lying within Matlock's town centre, there is ready access to the wide range of shops, bars and other amenities whilst the delights of the surrounding Derbyshire Dales and Peak District countryside are also close at hand.

- Town centre maisonette
- Stylish open plan layout
- 1 Double bedroom
- Modern kitchen and shower room
- Viewing highly recommended



RICS

MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk
ASHBOURNE: 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk





ACCOMMODATION

A communal entrance porch with private glazed front entrance door and side window gives access into an **entrance lobby** opening into the...

Living/Dining Area – 7.16m x 2.78m (23' 6" x 9' 2") maximum, easily able to accommodate both living and dining facilities with comprehensive spot lighting, electric wall mounted heater, book shelving display, storage cupboard with light and power.

Galley Kitchen – 3.65m x 1.89m (12' x 6' 2") fitted with a range of modern wall and floor mounted units beneath moulded work surfaces, inset stainless steel sink unit and tiled splash backs. There is a built-in electric oven with four ring electric hob above, plumbing for an automatic washing machine and further appliance space. Rear aspect window, extractor fan and loft access hatch.

From the living/dining area half stairs rise to:

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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

Bedroom – 3.75m x 3.20m (12' 4" x 10' 6") the measurements take into account the fitted wardrobes. Being of double proportion and having built-in floor to ceiling wardrobes providing shelving and hanging facilities, two side aspect windows flooding the room with natural light and wall mounted electric heater.

Shower Room – fitted with a contemporary white suite comprising double glazed cubicle housing the electric Triton shower, low flush WC, pedestal wash hand basin with tiled splash backs, electrically heated ladder towel radiator, vanity mirror and extractor fan.

TENURE – Leasehold. The property is subject to a 125 year lease commencing 1 January 2003. A service charge is payable at the current rate of £505 per annum.

CURRENT TENANCY – the property is presently let under a 12 month Assured Shorthold Tenancy from 1 September 2019, the rent agreed at £400 per calendar month.

SERVICES – Mains electricity, water and drainage are available to the property. No specific test has been made on services or their distribution.

COUNCIL TAX – Band A.

EPC RATING – D.

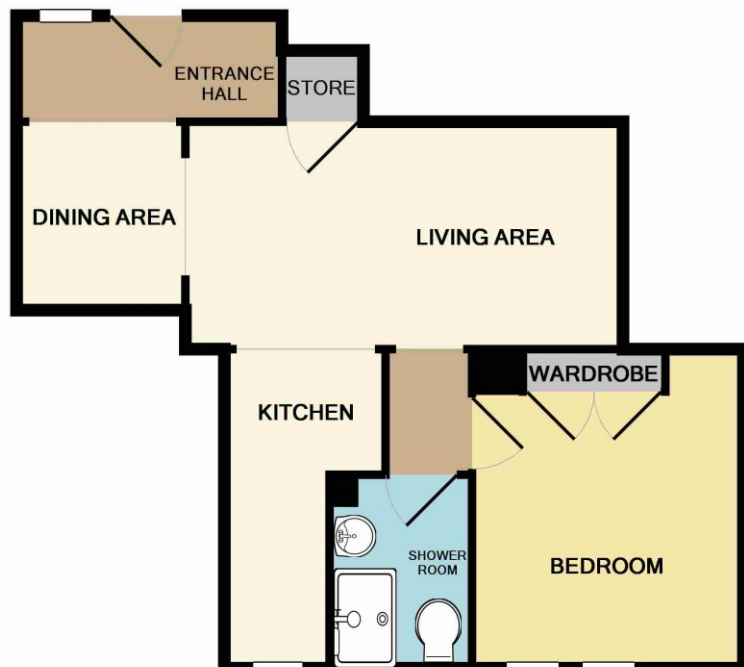
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, cross the bridge into Dale Road. Before turning into Dale Road carry straight ahead. The left fork leads into Holt Lane and the property can be found immediately on the left hand side.

VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9622

Floor Plan



TOTAL APPROX. FLOOR AREA 490 SQ.FT. (45.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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