

DALE ROAD , MATLOCK, DERBYSHIRE, DE4 3LU



Rental £630 pcm / Bond £725

**1 bedroom Flat / Apartment available
26 October 2025**



Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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.

* Unfurnished

* One bedroom

* Convenient for all town facilities

* EPC Rating C

* Council Band Tax "A"

* Very well presented

* Viewing highly recommended

Situation

DESCRIPTION – Presented to an excellent modern standard, a contemporary town centre first floor flat. The accommodation includes a well equipped kitchen with instant hot drinking water, cooking facilities and washer /dryer, stylish open plan living room, double bedroom and shower room. The property is ideally suited to the single professional or perhaps active retiree who will appreciate the convenience of the town centre location. There is a parking space with the property, which is optional (additional charge of £30 pcm). The flat occupies a first floor position within a distinctive town centre building, handy for the wide range of shops, bars and restaurants within the town, the delights of Hall Leys Park and access to the surrounding countryside. Good road communications lead further afield to Bakewell, Chesterfield and Alfreton with the cities of Sheffield, Derby and Nottingham all lying within daily commuting distance. VIEWINGS – via the Matlock Office 01629 580228. TO LET - Unfurnished SERVICES – All mains services are available to the property. EPC RATING - C COUNCIL TAX – Derbyshire Dales District Council Band - TBC TENANCY – Six month Assured Shorthold Tenancy with opportunity for a longer period subject to a satisfactory occupancy. The Tenant will be responsible for Council Tax, water rates and all statutory costs. DIRECTIONS – From Matlock Crown Square, proceed over the bridge onto Dale Road, continue along Dale Road, after passing the turn off left onto Olde Englishe Road the property block can be found on the left hand side, the flat is located on the first floor, accessed via the black door at ground floor level.

Sitting area (First Floor)

All measurements are approximate.

Further Information

The deposit required is £725

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

Directions

For directions please see property description.

Accommodation

Communal entrance (Ground Floor)

Double bedroom (First Floor)

Fitted kitchen (First Floor)

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