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2 DALE ROAD ,
MATLOCK, DERBYSHIRE,
DE4 3LT

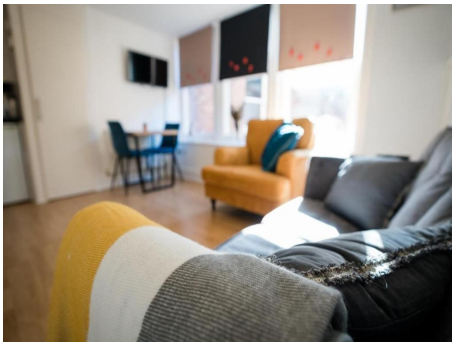


Rental £650 pcm / Bond £750

1 bedroom Flat / Apartment available 05 December 2026







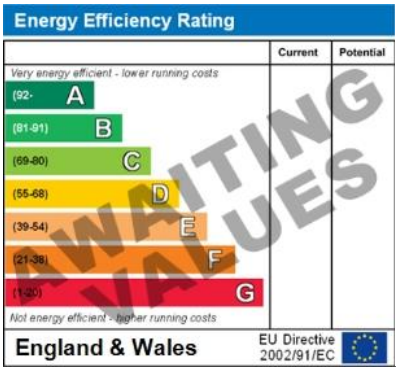


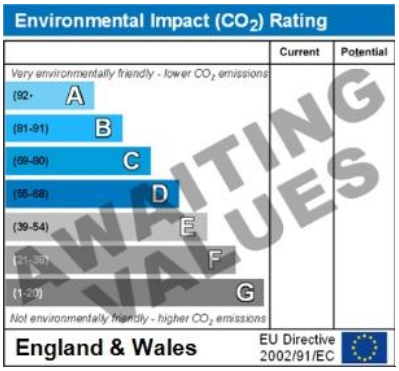




Energy Performance Certificates

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.





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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
* Oven and hob
* Council Band Tax "A"
* One bedroom
* Electric Heating
* Close to town centre amenities
* Kitchen white goods
* EPC Rating C
* Close to the train station

Situation

DESCRIPTION – This easily managed studio apartment provides low maintenance living, ideal for a single occupant or professional couple. The flat is situated at first floor level in one of the town's most elegant and quite distinctive buildings being one of just four apartments converted in 2014. The property benefits from a modern standard of finish and maintained communal areas. Accommodation comprises an open plan, kitchen, dining and living space, bedroom and separate Shower room, all let out unfurnished. Matlock's mainstream shops, public houses, restaurants, and other facilities are all close at hand and there are good transport links via the local road network or the town's pay train station which links to Derby and the national network. The delights of the Derbyshire Dales and Peak District countryside are also on the doorstep. VIEWINGS – via the Matlock Office 01629 580228. TO LET - Unfurnished SERVICES –Mains electricity, water and drainage connected to the property. The apartment has electric heating. EPC RATING - C COUNCIL TAX – Derbyshire Dales District Council Band A TENANCY – Six or twelve 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, cross the bridge on the A6 and the building can be found immediately in front of you (above Dales & Peaks estate agents), bear right onto Snitterton Road and the communal entrance door is on the left.

Accommodation

Communal entrance and stairs
(Ground Floor)

Bedroom - double (First Floor)
3.56m (11'9") x 3.26m (10'9")
Built in storage

Shower room (First Floor)
1.35m (4'6") x 2.33m (7'8")

All measurements are approximate.

Further Information

The deposit required is £750

The landlord has requested to include The white goods (fridge and washer) have been left. They will be down to the tenant to repair or replace if required.

The landlord is willing to rent this home to Employed

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

Directions

See property description for directions.

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