



**FLAT 3 GRANBY HOUSE ,
14 WATER STREET,
BAKEWELL,
DERBYSHIRE, DE45 1EW**



Rental £1,100 pcm / Bond £1265

**2 bedroom Flat / Apartment available
Now**



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		
(92-100) 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		
(92-100) 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	

www.fidler-taylor.co.uk

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
- * Three bedrooms, two* Very well presented
- * Council Tax Band "C"
- * EPC Rating D
- * Close to town centre amenities
- * Attractive town centre building
- * Balcony

Situation

DESCRIPTION – A rare opportunity to rent this attractive and generously proportioned town centre apartment within the Grade II listed Granby House. The accommodation comprises a modern kitchen with an integral fridge / freezer and washing machine, sitting room with French doors to a balcony, two double bedroom both with bathrooms, plus a large attic space which can easily be used as a study / office / hobby room. The apartment benefits from two parking spaces, recently installed gas central heating, and is easily maintainable, suited to a variety of tenants. The full range of town amenities and facilities are on the doorstep. Good road communications lead to the neighbouring centres of employment to include Matlock, Chesterfield and Alfreton, with the cities of Sheffield, Derby and Nottingham all within daily commuting distance. The delights of the Derbyshire Dales and Peak District countryside are on the doorstep. VIEWINGS – via the Matlock Office 01629 580228. TO LET - Unfurnished SERVICES – All mains services are available to the property. EPC RATING – D COUNCIL TAX – Derbyshire Dales District Council Band C TENANCY – 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 – On entering Bakewell on the A6 from the direction of Matlock and Rowsley, turn right onto Granby Road and the car park is found on the right. From the car park, locate Water Lane and the property can be found towards the end on the left hand side. Alternatively, Water Lane can be approached from Rutland Square (with Mountain Warehouse on the corner), with Granby House located on the right hand side. (This section of Water Lane is pedestrian only)

Ensuite shower room (First Floor)

2.07m (6'10") x 0.71m (2'4")
With walk-in shower and fitted WC / hand basin.

Hallway (First Floor)

Kitchen (First Floor)

5.60m (18'5") x 1.87m (6'2")
Well finished and fitted with an eye level oven, induction hob, integral fridge/freezer and washing machine.

Sitting room (First Floor)

4.59m (15'1") x 3.83m (12'7")
With feature fireplace and French doors to a balcony.

Attic room (Second Floor)

8.98m (29'6") x 6.05m (19'11")

All measurements are approximate.

Further Information

The deposit required is £1,265

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 full description.