Archway Estate Office
16 Crown Square
Matlock DE4 3AT

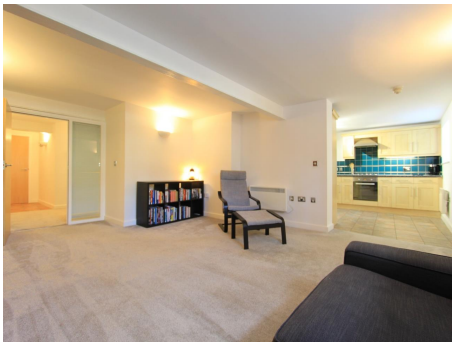
01629 580 228
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BAILEYS MILL , BENTLEY BROOK, MATLOCK, DERBYSHIRE, DE4 5NR



Rental £895 pcm / Bond £1030

2 bedroom Flat / Apartment available Now

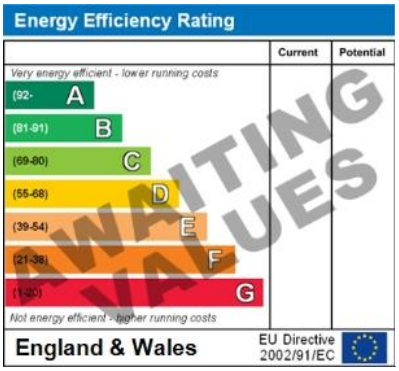



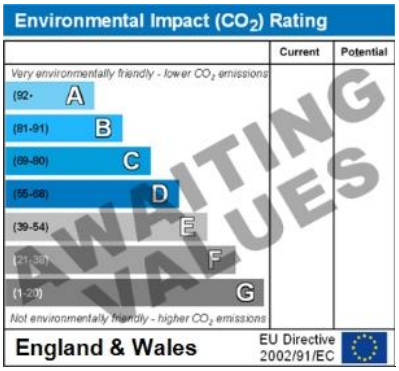




Energy Performance Certificates

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.





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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
* Two bedrooms
* Private Garden
* Well proportioned
* Allocated parking
* EPC Rating C
* Large open plan living / dining kitchen
* Visitor parking
* Council Tax Band "C"

Situation

DESCRIPTION – A spacious first floor two bedroom apartment, located within this impressive Grade II listed former Mill building, by the side of Bentley Brook. The accommodation benefits from a secure intercom entry system, lift access and the use of mature communal grounds, and comprises good sized hallway, well proportioned open plan kitchen and sitting / dining room, two double bedrooms and bathroom. There is also allocated parking for one vehicle, with further visitor parking bays available. The apartment would ideally suit the professional couple, single occupant or active retirees looking for easily managed accommodation. A viewing is highly recommended to appreciate the space on offer. The apartment block sits within a picturesque location on the outskirts of Matlock, yet within ready access to all the amenities and facilities in the town centre. Good road communications lead to the neighbouring centres of employment to include Bakewell, 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 - C COUNCIL TAX – Derbyshire Dales District Council Band C TENANCY – Periodic Tenancy with opportunity for a longer period subject to a satisfactory occupancy. DIRECTIONS – From Matlock Crown Square, take Causeway Lane out of the town, passing the football ground and Hall Leys Park and through Matlock Green. Continue up The Cliff, A615, and after approximately a quarter of a mile turn left into Lumsdale Road, drop down Lumsdale Road before turning left into the Mill development. Apartment 7 can be found at first floor level.

Entrance hallway (First Floor)

Kitchen (First Floor)
3.97m (13'1") x 3.22m (10'7")

Sitting / dining room (First Floor)
5.65m (18'7") x 4.35m (14'4")

All measurements are approximate.

Further Information

The deposit required is £1,030

The landlord has requested to include Strictly no pets due to the lease restrictions on the building.

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 6 Months and a maximum of 6 Months

Directions

For directions, please see property description.

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