



Rockside Hydro, Cavendish Road Matlock, DE4 3RX

With breathtaking panoramic views from this apartment and the communal gardens, this home has no upward chain, a share of the freehold and is in immaculate condition throughout. Located in a pristine, historic building which was formerly a spa and hotel, the apartment is wheelchair-friendly, with ramped access from the car park into the building, lift access to the third floor and wide doorways throughout the apartment. The communal gardens are lovingly maintained and the resident-led management committee ensures the interests of the apartment owners are looked after.

The apartment has a roomy entrance hallway, lounge-diner with tremendous views, kitchen, bathroom and two bedrooms (one en-suite). All windows are double glazed.

Rockside Hydro was built in the 1860s as a pioneering hydrotherapy health spa destination and included tennis courts, bowling and croquet lawns.

This elevated area of Matlock is within a five minute drive of the thriving town centre and close to the A632 leading up through Ashover parish to Chesterfield through wonderful rolling countryside. Matlock is one of the most famous towns in the area, nestled on the border of the Derbyshire Dales and the Peak District. It has a thriving town centre (a recent report noted it was in the top 5 towns in the UK for increased footfall since the pandemic) and natural attractions aplenty all around. Chatsworth House, Peak Rail, The High Peak Trail and the similarly bustling market towns of Bakewell and Buxton are close by.

- NO UPWARD CHAIN
- Allocated parking space
- Secure key fob access and video entry system
- Active resident-led management company
- 2 double bedroom, 2 bathroom apartment
- Wheelchair access to, and throughout, the apartment
- Share of freehold
- Immaculate apartment with breathtaking views
- Well-maintained communal gardens
- Energy-efficient: EPC rating C

£240,000

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Front of the home

This fantastic historic building is accessed off Cavendish Road into the private communal car park. This apartment has the nearest allocated parking space to the main entrance and the entire route to, and within, the apartment is wheelchair-friendly. There is an attractive entrance over the short footbridge with iron railings and canopy overhead. Steps on the left lead down to the communal garden, with a small lawn to the right. The apartment is located on the third (penthouse) floor and can be accessed by stairs or the lift.

Entrance Hallway

Enter the apartment through the solid wood front door with chrome handle into the impressive hallway. The hall has a solid wood floor, high ceiling with recessed spotlights, radiator and space for furniture. Matching white panelled doors with chrome handles lead into the lounge-diner (and on to the kitchen), bathroom and two bedrooms (one en-suite).

Lounge-Diner

24'10" x 11'5" (7.57 x 3.48)

We love this spacious room, which has breathtaking views through three tall south-facing windows. It's a stunning vista, looking out over Matlock and across to the hillsides and Riber Castle. This light and airy room has two ceiling light fittings, wall lights and two radiators. The lounge area is to the right, with an attractive feature wall and the dining area is over to the left beside the kitchen. Double doors lead through to the kitchen.

Kitchen

11'5" x 11'1" (3.48 x 3.39)

The wood floor flows seamlessly through from the lounge-diner and there is another south-facing window on the right. The L-shaped granite worktop has an inset ceramic Belfast sink with stainless steel mixer tap. Further round is an integral four-ring electric hob with Neff oven below and extractor fan above. The range of numerous high and low level fitted cabinets include under-counter lighting, an AEG fridge-freezer, AEG washer-dryer and Neff dishwasher. On the right is a double full-height cupboard with heat exchanger (heating is via the large communal boilers on site - and hot water and heating is supplied on demand) and shelving. The room also includes two ceiling light fittings and a radiator.

Bathroom

7'1" x 6'2" (2.17 x 1.9)

This stylish modern room has a contemporary tiled floor and wall tiles, ceiling light fitting, extractor fan, radiator and wall-mounted cabinet. On the right is a 'floating' ceramic Ideal Standard sink and chrome mixer tap. Opposite is a capsule ceramic WC. The large bath has a chrome mixer tap with mains-fed shower above and folding glass screen.

Bedroom One

15'8" x 11'3" (4.8 x 3.44)

On the northern side of the apartment with pleasant views to the mews houses opposite, this room is carpeted and has a radiator and two ceiling light fittings. On the left is a large full-height fitted wardrobe and fitted desk/dressing table with drawers.

Bedroom Two

15'9" x 10'11" (4.82 x 3.35)

Another large double, this is dual aspect with tall windows facing north and east. The room is carpeted and has a radiator, ceiling light fitting and several fitted wardrobes. A door leads into the en-suite.

En-Suite Shower Room

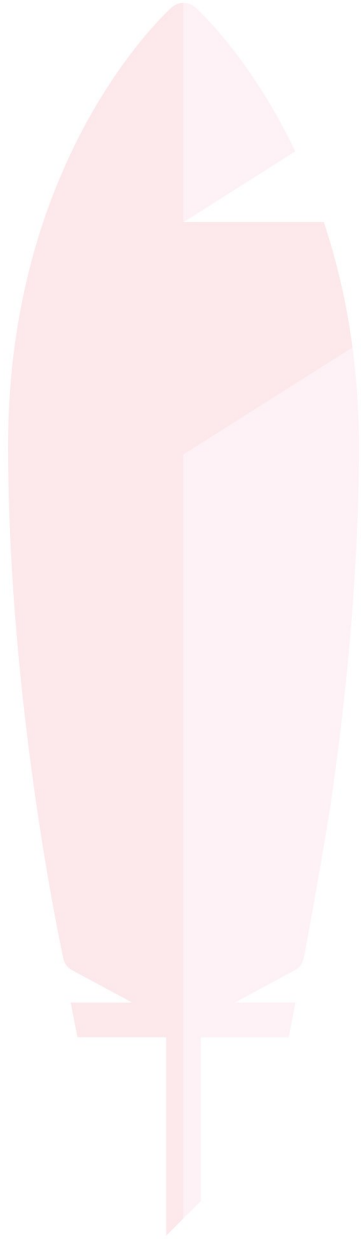
7'0" x 6'10" (2.15 x 2.09)

The large cubicle on the right has curved glass doors and houses a mains-fed shower with tiled surround. There is a capsule WC and 'floating' Ideal Standard sink with chrome mixer tap. The room includes a row of wall-mounted cabinets, tiled floor, feature arch over the sink with light, recessed ceiling spotlights, extractor fan and radiator.

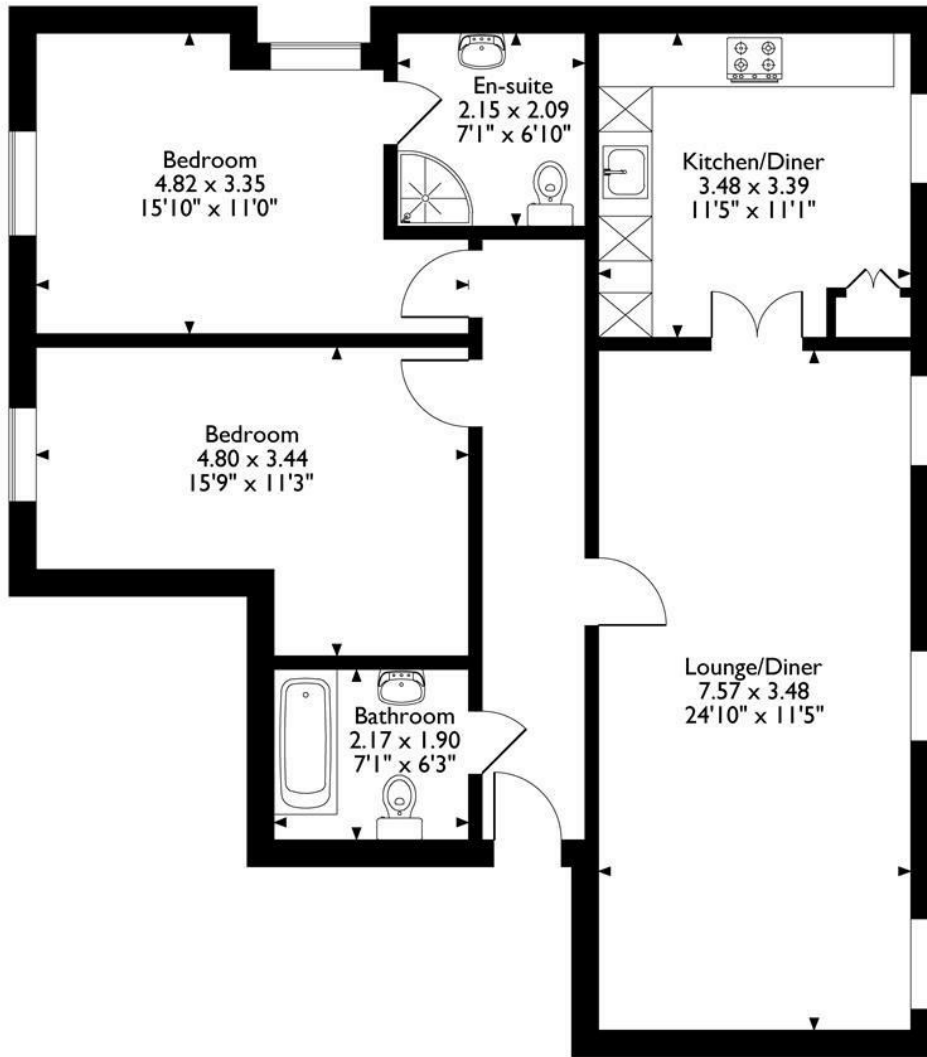
Communal Gardens

Accessed via steps down from the car park is a fabulous two-tier garden. We adore the views through the distinctive arch to the well-maintained gardens which have colourful flower beds, gravelled seating and dining areas and box hedges. The impressive building rises up to the right and there are views over Matlock to the hilly countryside beyond. The upper garden has a lawn, flower beds, seating areas and more of those fantastic views. It's a wonderful well-loved private communal garden in which to relax awhile.

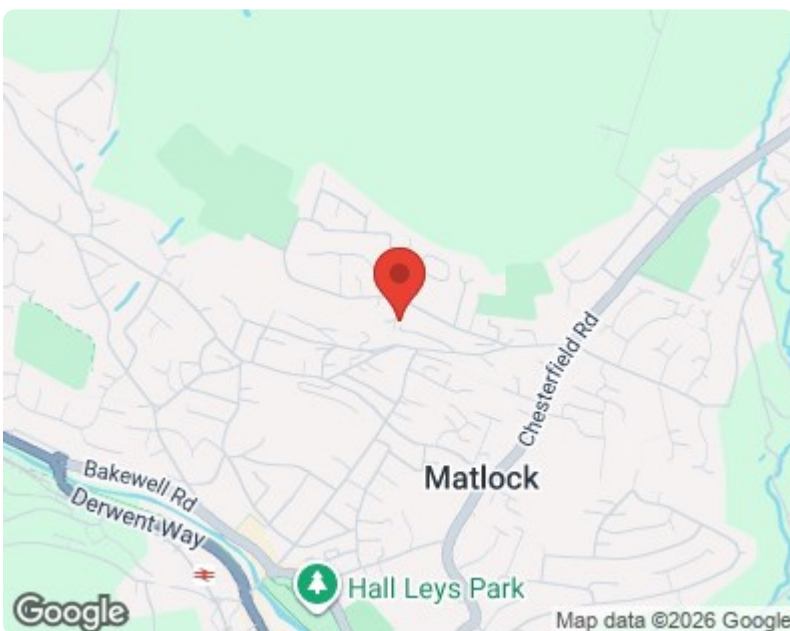




7 Rockside Hydro
 Approximate Gross Internal Area
 86 Sq M / 926 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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			

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