



## Flat 4, 4 St. Johns Street, Wirksworth, Matlock, DE4 4DR

**£675 Per Calendar**



A brand new, never lived in, one bedroom first floor apartment with open plan living dining kitchen located in the heart of this busy market town, known as "The Gem of the Peak."



The beautifully presented accommodation comprises a private entrance hallway with airing/store cupboard, spacious open plan living dining kitchen with washing machine, dishwasher, oven, hob and fridge freezer, a double bedroom and luxuriously appointed en suite shower room.

Locally, right on the door step are a host of amenities including grocery stores, cafés, independent retailers, restaurants and popular public houses along with beautiful countryside walks with ease of access into Matlock and other Peak District towns and villages.

### ACCOMMODATION

#### COMMUNAL HALLWAY

#### ENTRANCE HALLWAY

With main front door and stairs leading to all floors.

Main front door and passage leading into the bedroom and living kitchen.

#### OPEN PLAN LIVING KITCHEN

14'3" x 12'11" (4.34m x 3.94m)

A superb space with wood effect laminate flooring and sash window with a side aspect.

The kitchen is fitted with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, electric oven and hob with extractor fan over, integrated fridge, freezer, dishwasher and washing machine. Additional deep built in airing and store cupboard.

Ample space for dining and lounge furniture, media connections, electric panel heaters and inset ceiling spotlights.

#### BEDROOM

11'4" x 10'4" (3.45m x 3.15m)

A double bedroom with new carpet, sash window to rear of building, wardrobe recess, electric panel heater.

#### EN-SUITE

6'10" x 4'3" (2.08m x 1.30m)

Beautifully appointed with a shower cubicle with mains chrome shower and screen, wash basin sat on a vanity unit, WC, tiled floor, extractor fan and electric heater with towel rail.

#### PLEASE NOTE

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

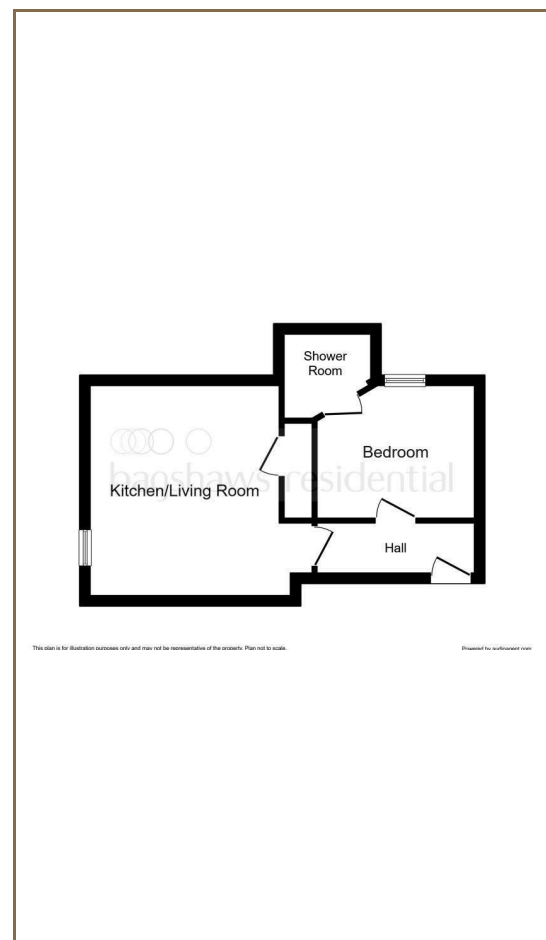
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

## Area Map



## Floor Plans



## Energy Efficiency Graph

