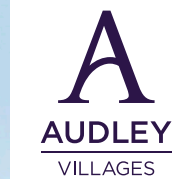


1 THORNTON MEWS

Guide Price £475,000
(other fees apply)



It can only be Audley.



This large three-bedroom triple aspect property boasts historical features as it once was the old dormitories of the St Elphin's girl's boarding school. This cottage is centrally located with hillside views, high ceilings and a light, bright sunny aspect.

This property boasts an entrance lobby with storage and a welcoming hallway. Spacious living/dining room with fireplace, full length windows and French doors that open onto a private decking area. The ground floor offers a modern kitchen with integrated appliances and ample room for a dining table, WC and a study that can be used as a third bedroom. Leading upstairs there is a main bedroom with fitted wardrobes and en suite shower room in addition to a guest bedroom and a separate shower room.

Key Features

- Entrance lobby leading to the welcoming hallway
- Modern kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven and a washer dryer
- Light and bright living/dining room with a feature fireplace
- South facing private decking area to enjoy
- Downstairs third bedroom or study
- Main bedroom with fitted wardrobes and ensuite shower
- Second bedroom with triple aspect and fitted wardrobes
- Separate guest walk in shower room
- Allocated car parking space available on a permit basis. Audley reserves the right to reclaim the space should this no longer be required for the owner's personal car.

Fees

Monthly management fee £1061.25

Annual ground rent £250

Parking: No parking fees apply

Bistro credit: £97.28

Council Tax Band: D

Tenure: Leasehold

Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property, please ask the sales team for more information.

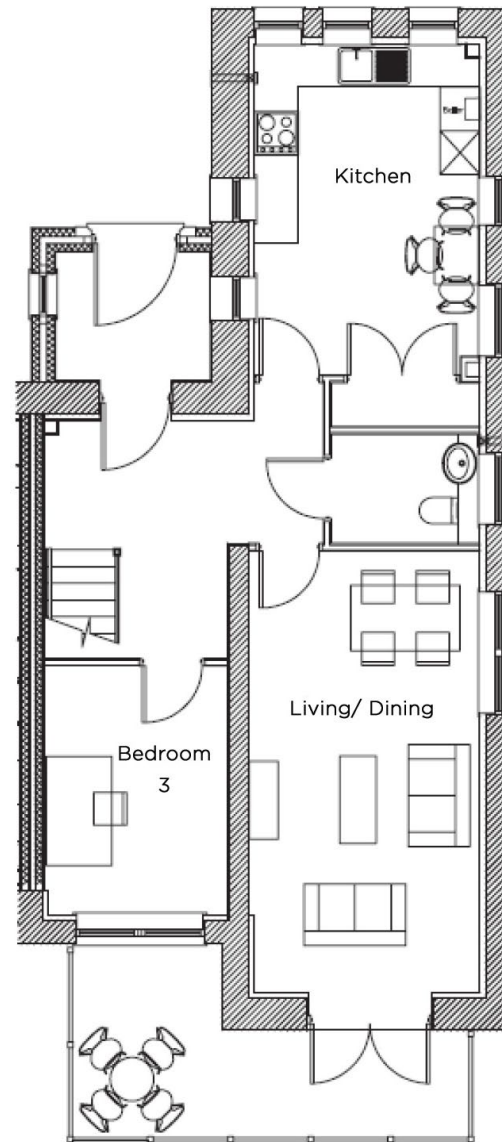
Viewing by appointment with the sales office.



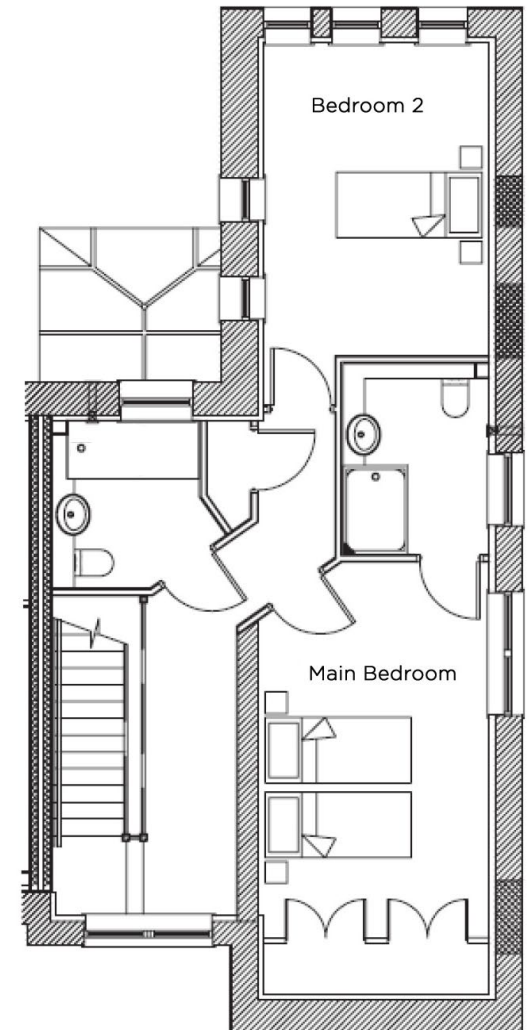
Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	3.25 x 6.00	10'8" x 19'8"
Kitchen	4.55 x 3.15	14'11" x 10'4"
Main Bedroom	5.90 x 3.25	19'3" x 10'8"
Bedroom two	4.30 x 3.20	14'1" x 10'6"
Bedroom three / Study	2.40 x 3.40	7'10" x 11'1"
Total Sq Ft	1357	

Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown. Furniture shown to illustrate possible room layouts and not included in sale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Audley St Elphin's Park

Darley Dale, Matlock, Derbyshire DE4 2RH

www.audleyvillages.co.uk

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