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AUDLEY
VILLAGES

2 Crompton Close



Audley St Elphin's Park | Dale Road South, Darley Dale, Matlock DE4 2RH

www.audleyvillages.co.uk

2 Crompton Close

Two-bedroom semi-detached cottage

This semi-detached cottage has a light, bright lounge diner with a feature fireplace and French doors leading to a private garden. The modern kitchen is fitted with integrated appliances.

The main bedroom has fitted wardrobes and en suite bathroom. The second bedroom offers storage and walk in en suite shower room.

Property specifications

- Spacious lounge/ diner with fitted fireplace
- Downstairs cloakroom with a WC
- Fitted kitchen with integrated appliances, microwave, fan assisted oven, washer/dryer machine, dishwasher, induction hob and fridge freezer
- Two double bedrooms both en suite, one with a shower and the other with a bath
- Garden with a terrace
- Hallway and landing storage cupboards
- Allocated car parking space

Price: £355,000 (other fees apply)

Monthly management fee £964.78

Annual ground rent £100

Bistro credit £88.45

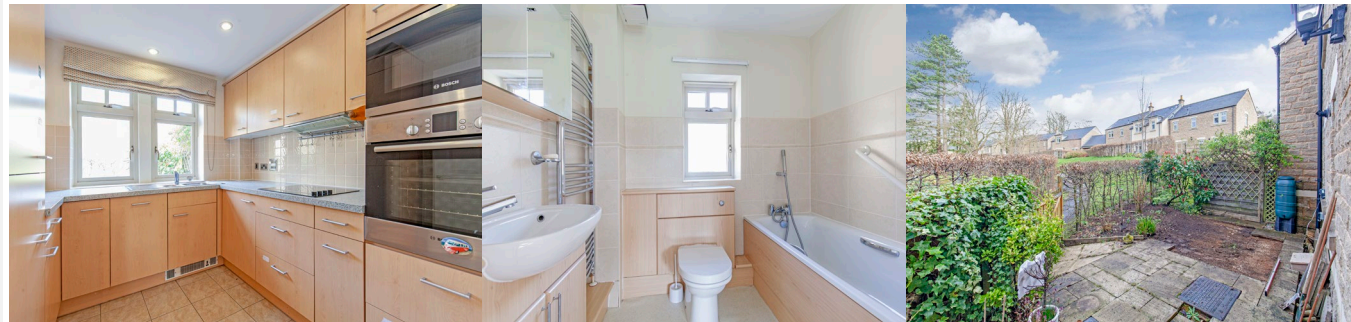
Council Tax Band D

A deferred management charge applies to this property, please ask the sales team for more information

Viewing by appointment with the sales office.

01629 733 337

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Internal Measurements

	Metric (m)	Imperial (ft)
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Living/Dining Room	3.65 x 5.30	12'1" x 17'4"
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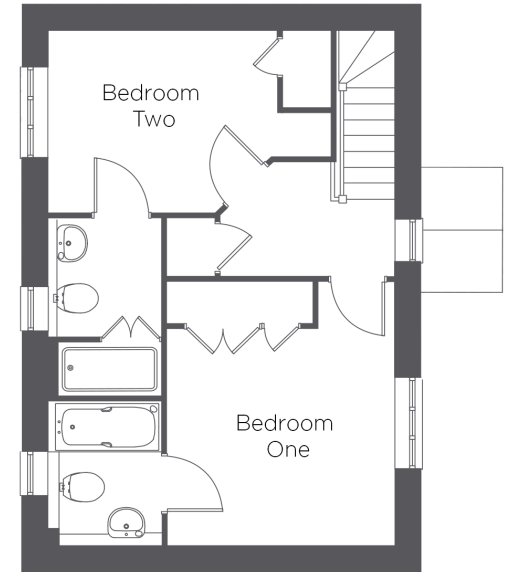
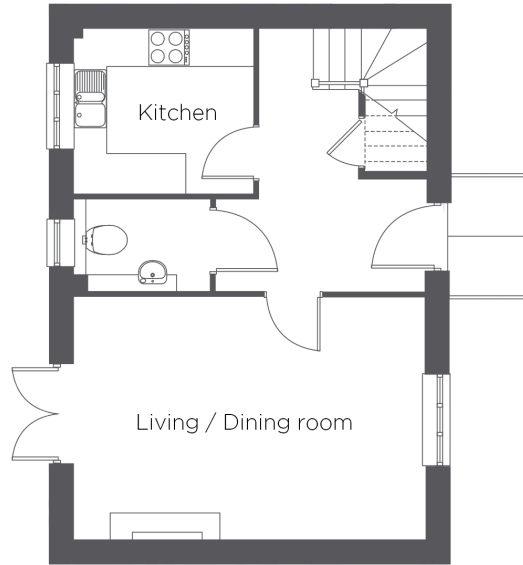
Kitchen	2.55 x 2.70	8'4" x 8'10"
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Main Bedroom	3.90 x 3.45	12'11" x 11'5"
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Bedroom 2	2.75 x 4.15	9'2" x 13'9"
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Total sq. ft.: 904

Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Furniture shown to illustrate possible room layouts and not included in sale. Designs vary according to plot and all details should be checked at the Sales office. March 2024

