

7 ST ELPHIN'S HOUSE

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AUDLEY
VILLAGES



Audley St Elphin's Park

Darley Dale, Matlock, Derbyshire DE4 2RH

www.audleyvillages.co.uk

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This charming and spacious triple aspect main house apartment has historic features, spacious rooms and views overlooking the village. Its convenient location on the second floor within the centrepiece building, St Elphin's House, makes access to the facilities effortless. The triple aspect lounge/ diner has a feature fireplace and ample room for a dining table alongside lounge furniture. The white gloss shaker style kitchen is fully fitted with space for a bistro table. The main bedroom has built-in wardrobes and an en suite shower room. There is a second bedroom and separate family bathroom. Viewing is advised to appreciate this unique property.

Key features

- Prime location within the main house
- Spacious hallway with storage cupboards
- Main bedroom with fitted wardrobes and an en suite shower room
- Second bedroom with separate guest bathroom including a shower and a bath
- Shaker style kitchen with integrated appliances including fridge freezer, oven, hob and microwave oven
- Light and bright triple aspect lounge with feature fireplace
- Electric heating throughout
- Allocated parking space available on a permit basis. Audley reserve the right to reclaim the space should this no longer be required for the owner's personal car

Guide price £450,000

Fees

Monthly Management Fee:	£1,154.00
Annual ground rent:	£250
Annual parking:	No parking fees apply
Council Tax Band:	D
Tenure:	Leasehold 125 years from 2008

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. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater.

1% per year or part-year up to a maximum of 15 years (15%) Option dependent on property, as per the lease. Please speak to a sales consultant for more information.

Viewing by appointment with the sales office.

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Internal Measurements	Metric (m)	Imperial (ft)
Living / Dining room	5.20 X 4.90	17'0" x 16'0"
Kitchen	2.60 X 3.90	8'6" x 12'9"
Main Bedroom	5.00 X 4.30	17'4" x 14'1"
Bedroom Two	5.10 X 3.00	16'8" x 9'10"
Total Sqft	1042	

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		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



