

# 18 CARDINSHAW ROAD

MATLOCK

platform   
**home**  
OWNERSHIP

# PLATFORM HOME OWNERSHIP

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At Platform Home Ownership, we're passionate about building quality homes for our customers and creating communities that homeowners can be proud of. It's our mission to build a better future for the UK - investing in affordable homes to ensure accessible routes to homeownership for everyone.

Building A Better Future Through New Homes

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# THE WORLD AROUND YOU

Living in Matlock, Derbyshire, offers a picturesque, character-filled, and family-friendly lifestyle nestled in the Peak District. Residents enjoy, independent shops, scenic trails, and good schools, often for a lower cost of living than urban areas. While popular with tourists, it provides a quiet, community-focused life with easy access to cities like Derby and Sheffield

CARDINSHAW ROAD  
IS PERFECTLY  
CONNECTED IN  
EVERY DIRECTION  
MAKING IT A HOME  
BUYERS DREAM

5 MILES

Wirksworth

8.8 MILES

Bakewell

9.2 MILES

Chesterfield

10.9 MILES

Belper

## LOCAL AMENITIES

Peak pharmacy	5 MIN (CAR)	1.4 MILES
Hall Leys Park	7 MIN (CAR)	1.6 MILES
Sainsburys	9 MIN (CAR)	2.1 MILES

## PLACES OF INTEREST

Lumsdale Waterfall	4 MIN (CAR)	0.7 MILES
Heights of Abraham	11 MIN (CAR)	2.8 MILES
Cromford Mills	11 MIN (CAR)	3.4 MILES
Arc Leisure Matlock	18 MIN (CAR)	2.3 MILES

## CONNECTIVITY

A632 (Chesterfield Road)	1 MIN (CAR)	0.2 MILES
A6 (Matlock town centre)	5 MIN (CAR)	1.4 MILES
Matlock Railway Station	9 MIN (CAR)	2.2 MILES
M1 Motorway (J28)	30 MIN (CAR)	19 MILES

## EDUCATION

Highfields School	2 MIN ( car)	0.3 MILES
St Jospheh's Catholic Academy	3 MIN (CAR)	0.8 MILE
Castle View Primary School	4 MIN (CAR)	1 MILE
St Giles C of E Primary	6 MIN (CAR)	1 .8 MILE

Travel times are all shown in minutes and are representative of driving time. All times and distances are taken from google.com/maps

# ABOUT SHARED OWNERSHIP

## BUY YOUR NEW HOME THROUGH SHARED OWNERSHIP

Your dream home is more affordable than you may think with Shared Ownership. Shared Ownership means you can purchase part of your home and then pay rent on the remaining share. Typically, you can purchase 40-75% of your home, but lower shares are available. What's more, Shared Ownership is flexible, and allows you to increase your level of ownership over time if you choose to.

Buying this property through Shared Ownership means that you can purchase a share of your property and pay a subsidised rent on the remaining share you don't own.

### HOW IT WORKS

- 1 BUY THE FIRST SHARE IN YOUR NEW HOME.
- 2 PAY RENT ON THE REMAINING SHARE
- 3 BUY MORE SHARES IN YOUR HOME LATER

### DID YOU KNOW?

Shared Ownership offers great flexibility, and you can purchase more of your home through staircasing whenever you are ready too.

[CLICK HERE TO LEARN](#)

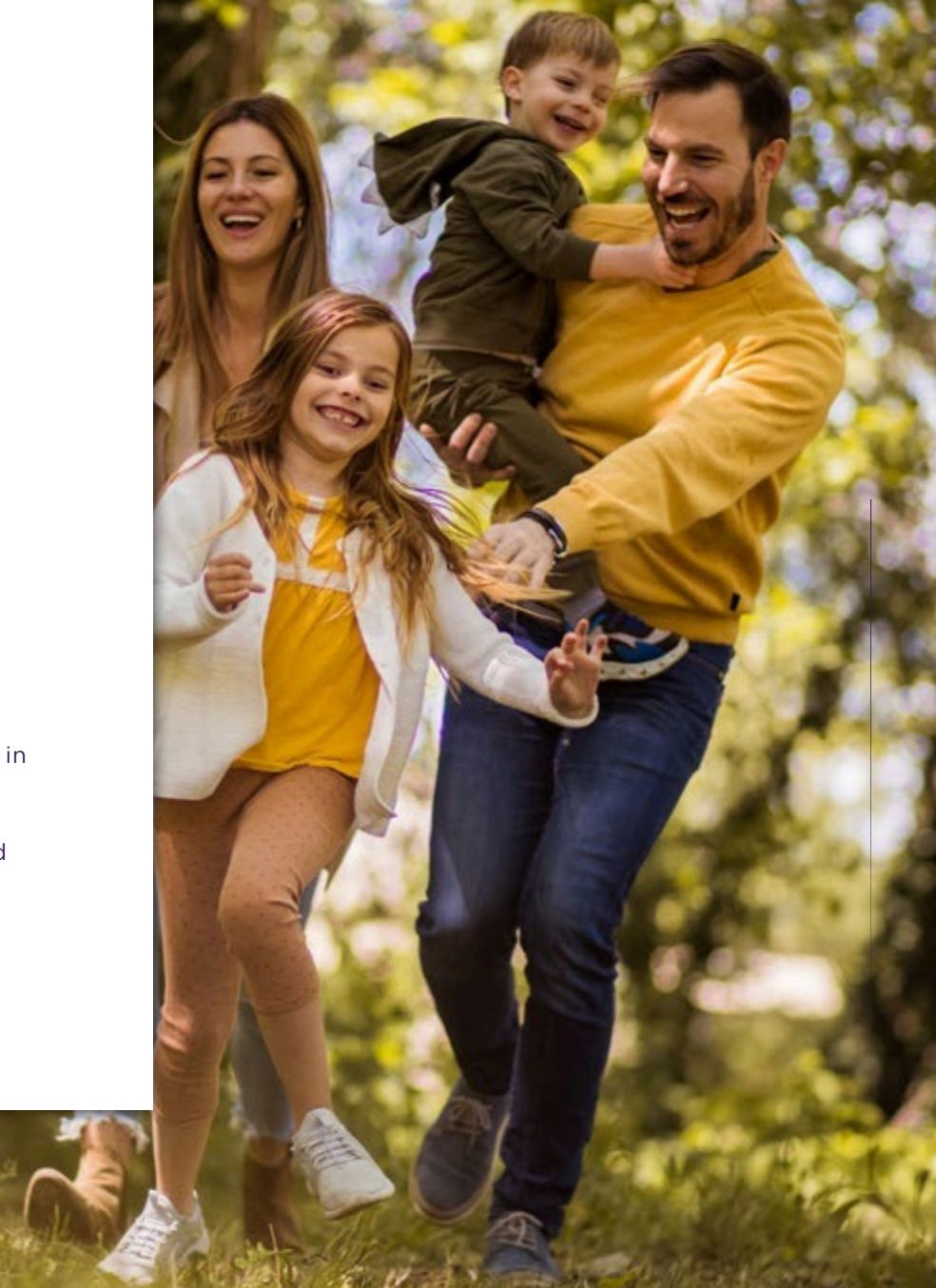
[MORE BY READING](#)

[OUR SHARED OWNERSHIP GUIDE](#)

# 18 CARDINSHAW ROAD, MATLOCK

## TWO BEDROOM SEMI-DETACHED HOUSE, EMBRACING CONVENIENT LIVING.

18 Cardinshaw Road presents a rare opportunity to secure a home in Matlock, where there is a limited offering of homes through the Shared Ownership scheme. Situated in the Derwent Valley, the location is ideal for families and professionals seeking a balanced life.





# THE DETAILS

## Two bedroom Semi-detached home

### KITCHEN

- Modern fitted kitchen
- Stainless steel kitchen sink
- Plumbing for washing machine
- Vinyl flooring

### BATHROOM

- Newly fitted
- Wall tiling
- Extractor fan
- Electric shower over bath
- Vinyl flooring

### GENERAL

- Semi-detached home
- Gas central heating
- Off road parking
- Close proximity to town centre
- Easy access to transport links

# Floor plan layout



Ground floor

First Floor

# 18 CARDINSHAW ROAD

ADDRESS	100% SHARE	25% SHARE VALUE	MONTHLY RENT	SERVICE CHARGE
18 Cardinshaw Road	£200,000	£50,000	£343.75	£41.72



Platform Home Ownership

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## GET IN TOUCH

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Platform Home Ownership have taken every effort to ensure that these documents are accurate and represent the properties available. Platform Home Ownership and the developer may in their efforts to improve design reserve the right to alter site plans, floorplans, elevations and specifications without prior notice. maps shown are not to scaled and for illustrative purposes only. distances are taken from google.co.uk/maps. Information is correct at the time it was published -October 2024. For more information please visit us website at [www.platformhomeownership.com](http://www.platformhomeownership.com)