

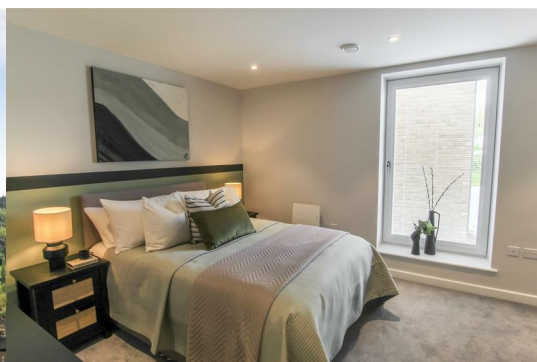


## 19 Riber View, Matlock, DE4 3AW

**£224,950**



VIEW OUR SHOW HOMES - AVAILABLE BY APPOINTMENT - A brand new spacious second floor apartment enjoying a southerly aspect with stunning views over Matlock towards the iconic Riber Castle. The quality low maintenance accommodation has a stylish open plan living dining kitchen with integrated appliances, luxury bathroom and double bedroom with fitted wardrobes. Viewing is highly recommended.



The 'Riber View' development is a brand new three storey building comprising 47 purpose built luxury apartments offering one and two bedroom accommodation with many of the apartments enjoying far reaching views over the Derbyshire Dales and some having delightful outdoor terraces. Centrally positioned within this bustling Peak District town there are an impressive range of local amenities providing a comfortable and convenient lifestyle.

Apartment 19 is situated on the second floor, offering quality accommodation comprising, an entrance hallway, a spacious open plan living dining kitchen being well appointed with contemporary units, quartz work surfaces and integrated appliances, a spacious double bedroom with fitted wardrobes and a luxury bathroom fitted with a quality three piece suite.

Each of the apartments benefit from efficient slimline electric radiators, in-built ventilation system, aluminium double glazed picture windows enjoying views over the local countryside and Riber Castle. There is a sophisticated video door entry system and 10 year Buildzone warranty.

The 'Riber View' car parking facilities provide one allocated space per apartment and include a main open air area with some EV charging points and a covered garage parking area.

Matlock is an historic market town situated at the southern edge of the Peak District National Park renowned with its hydro and spa. The town has an excellent range of shopping facilities embracing cafe culture along with popular bars and restaurants. As well as the stunning surrounding countryside, the River Derwent meanders throughout the town and there are parks, trails and cliff top walks enjoyed by the many visitors to the area. Matlock is within easy reach of Chesterfield, Derby and Sheffield connected via major road links including the A6, A38 and M1 also with train station.

**ACCOMMODATION**

Accessed via a secure reception foyer area with communal post room also with entry from the garage car park, staircases and serviced lifts to all floors.

**ENTRANCE HALLWAY**

There is wood effect vinyl flooring, a wall mounted electric heater and an in-built laundry cupboard houses the washing machine and a pressurised hot water cylinder serving the domestic hot water and storage facility.

**OPEN PLAN LIVING DINING KITCHEN**

21'10" x 16'3" overall measurements (6.65m x 4.95m overall measurements)

**KITCHEN AREA**

Appointed with a contemporary range of matt finished, charcoal coloured base cupboards with handleless doors, drawers and eye level units with quartz work surfaces over incorporating an inset stainless steel sink with drainer, mixer taps and splash back tiling. Integrated appliances include a Lamona electric oven, ceramic hob, extractor hood, fridge freezer and dish washer, all with three year warranty. There is an inset mirror splash back, under plinth mood lighting, recessed spot lighting, wood effect vinyl flooring and a triple glazed window to the side elevation enjoying views over Matlock Town Football Club and Riber Castle in the Distance.

**LIVING AREA**

Having matching wood effect vinyl flooring, electric wall heater, recessed spot mood lights and a triple glazed picture window providing views of the historic Riber Castle and the Derwent Valley.

**BEDROOM**

12'7" x 10'11" extending to 14'0" into wardrobe re (3.84m x 3.35m extending to 4.27m into wardrobe rec)

There is inset spot lighting, electric wall heater, triple glazed window to the side and built-in wardrobes providing hanging and shelving.

**LUXURY BATHROOM**

Beautifully appointed with a quality contemporary suite comprising a panelled bath with a thermostatic shower and glazed screen over, vanity wash hand basin with wood grain unit providing shelving and a matching close coupled WC. There is full complementary Porcelanosa tiling, inset anti-mist mirror, wood grain vinyl flooring, extractor fan, inset spot lighting and an electric wall heater.

**OUTSIDE**

All apartments benefit from parking, bicycle store and communal gardens. There is high speed broadband available and roof top solar panels fitted for communal power.

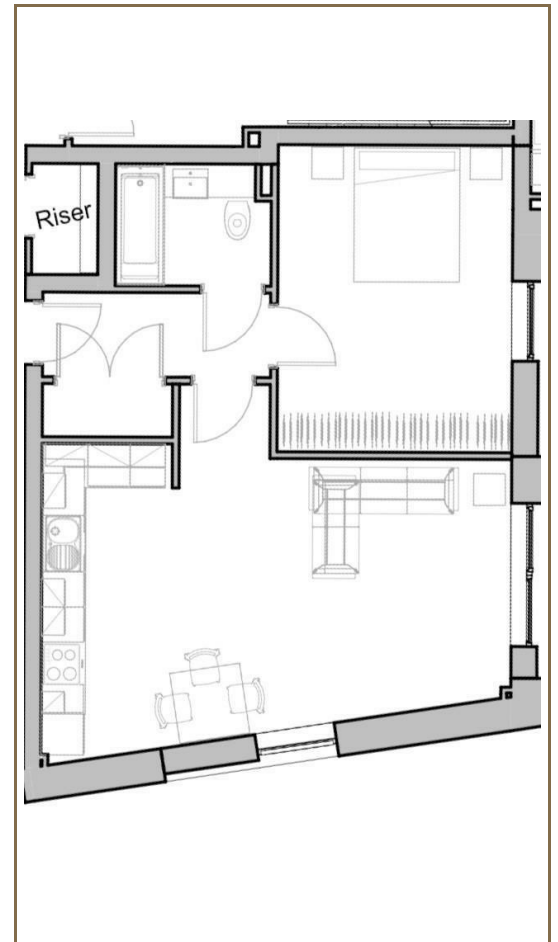
**LEASEHOLD**

The lease is for 999 years with service charges to be confirmed.

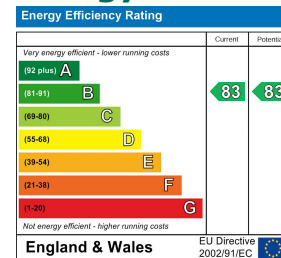
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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