



## 22 Riber View, Matlock, DE4 3AW

**£274,950**



SHOW HOME OPEN FRIDAY 28TH JUNE AND SATURDAY 29TH JUNE 10AM - 2PM - The well positioned two bed roomed luxury apartment is located on the second floor with views over Matlock. Having an open plan living dining kitchen well equipped with integrated appliances. luxury bathroom and principal bedroom with ensuite shower room.



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 22 is situated on the second floor, to the front of the building, offering quality accommodation comprising entrance hallway, spacious open plan living dining kitchen being well appointed with contemporary units, quartz work surfaces and integrated appliances. There are two double bedrooms, (principal with en-suite shower room and built-in wardrobes) double bedroom two and a luxury bathroom.

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.

**RECEPTION 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**

21'5 x 9'9 overall measurements (6.53m x 2.97m overall measurements)

**KITCHEN AREA**

Appointed with a contemporary range of matt finished navy base cupboards, drawers and eye level units with quartz work surface over incorporating an inset stainless steel sink with drainer, mixer taps and splash back tiling. Integrated appliances include an electric oven, ceramic hob, extractor hood, fridge freezer and dish washer. There is inset mirror splash back, under plinth mood lighting, recessed spot lighting, wood effect vinyl flooring and an aluminum glazed window to the side elevation.

**LIVING AREA**

Having matching wood effect vinyl flooring, electric wall heater, recessed spot mood lights and a triple glazed picture window to the front providing views over Matlock and countryside.

**INNER HALLWAY**

**BEDROOM ONE**

15'11 x 8'9 (4.85m x 2.67m )

Having fitted wardrobes with a range of hanging and shelving, electric wall heater, inset spot lighting and picture window to the front elevation.

**EN-SUITE**

Fitted with a walk-in double cubicle with a thermostatic shower, wood grain vanity wash hand basin and low flush WC, inset anti-mist mirror, recessed spot lighting and heated towel radiator. There is complementary full tiling, extractor fan and wood effect vinyl flooring.

**BEDROOM TWO**

11'6 x 9' plus wardrobe recess (3.51m x 2.74m plus wardrobe recess)

Also fitted with built-in wardrobes providing a range of hanging and shelving, inset spot lighting, electric wall heater and a large picture window to the side overlooks the town.

**LUXURY BATHROOM**

Beautifully appointed with a 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, inset mirror splash back, complementary full tiling, wood grain vinyl flooring, extractor fan, inset spot lighting and 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.

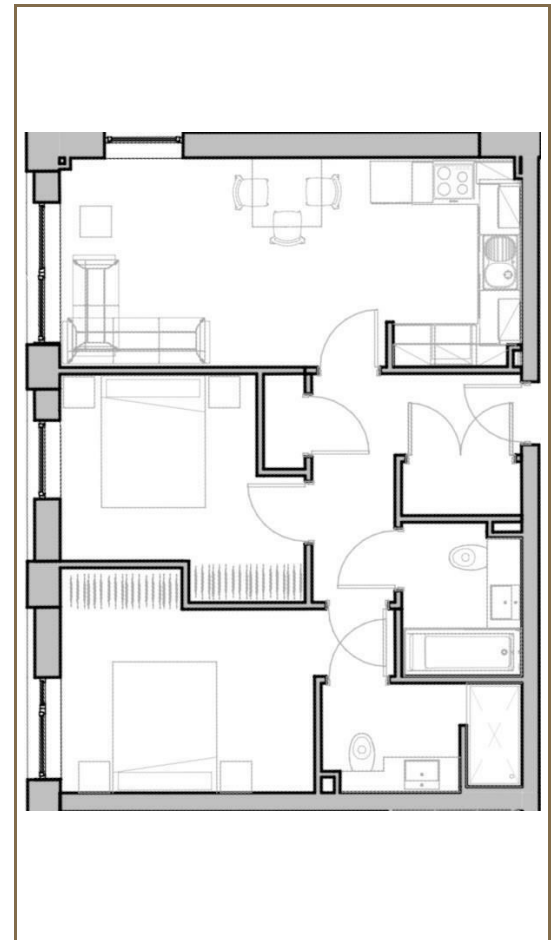
**LEASEHOLD**

The lease is 999 years with management services charges and ground rent to be confirmed.

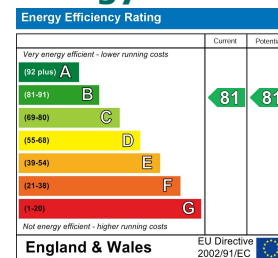
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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