



## 41 Riber View, Matlock, DE4 3AW

**£324,950**



SHOW HOME OPEN FRIDAY 28TH JUNE AND SATURDAY 29TH JUNE 10AM - 2PM - An impressive new build penthouse apartment situated with south facing balcony enjoying superb views towards Riber Castle. The contemporary open plan accommodation has a living dining kitchen, two double bedrooms, principal bedroom with luxury en-suite and bathroom.



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 41 is situated on the third floor, conveniently close to the rear lift, offering quality accommodation with a south facing outside terrace enjoying views over Matlock Town Football Club and towards Riber Castle. Comprising an entrance hallway, spacious open plan living dining kitchen which is 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 a in-built utility cupboard with a washing machine, pressurised hot water cylinder and storage space, wall mounted electric heater,

**OPEN PLAN LIVING DINING KITCHEN**

21' x 13'4 overall measurement (6.40m x 4.06m overall measurement)

**KITCHEN AREA**

Appointed with a contemporary range of matt finished navy base cupboards, 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 an electric oven, ceramic hob, extractor hood, fridge freezer and dish washer. 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.

**LIVING AREA**

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

**INNER HALLWAY**

**BEDROOM ONE**

15' x 9'6 (4.57m x 2.90m )

A spacious bedroom having inset spot lighting, electric heater and picture window to the side elevation.

**ENSUITE**

Fitted with a walk-in shower with a thermostatic shower, wood grain vanity wash hand basin and low flush WC, inset mirror, recessed spot lighting and heated towel radiator.

**BEDROOM TWO**

12'9 x 9'6 (3.89m x 2.90m)

There are inset spot lighting, electric wall heater and a large picture window to the side elevation.

**BATHROOM**

Beautifully appointed with a three piece suite comprising a panelled bath with thermostatic shower over, vanity wash hand basin and low flush WC, complementary full tiling, extractor fan, heated towel radiator and inset spot lighting.

**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.

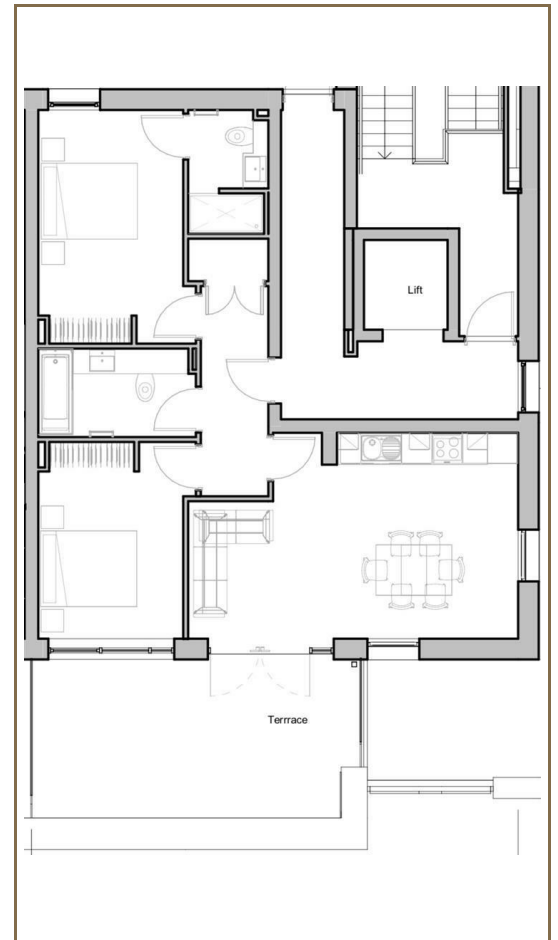
**LEASEHOLD**

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

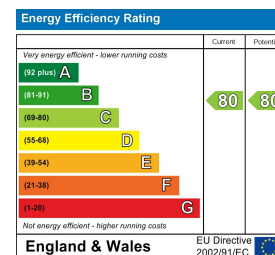
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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