



## 25 Riber View, Matlock, DE4 3AW

**£250,000**



VIEWINGS AVAILABLE BY APPOINTMENT. A light and spacious contemporary open plan second floor apartment offering two double bed roomed accommodation with an ensuite and views over Matlock. The luxury apartment has garage car parking and the convenience of a central location.



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 25 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 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 a 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 through 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. Matlock also benefits from a popular and convenient train station and bus service.

### ACCOMMODATION

#### 'L' SHAPED HALLWAY

There is an in-built storage cupboard, electronic door entry and a double utility cupboard housing the hot water cylinder, ventilation system and washer/dryer.

#### LOUNGE / DINING KITCHEN

23'5 x 11'4 extending to 15'3 overall (7.14m x 3.45m extending to 4.65m overall)

Comprehensively appointed with a quality range of contemporary base cupboards, drawer and eye level units with quartz work surface over incorporating an inset stainless steel sink with upstand and tiled splash back. Integrated appliances include an electric oven, ceramic hob, extractor hood and fridge freezer. 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 Town.

#### BEDROOM ONE

Having electric wall heater, inset spot lighting and picture window to the front elevation.

#### ENSUITE

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

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.

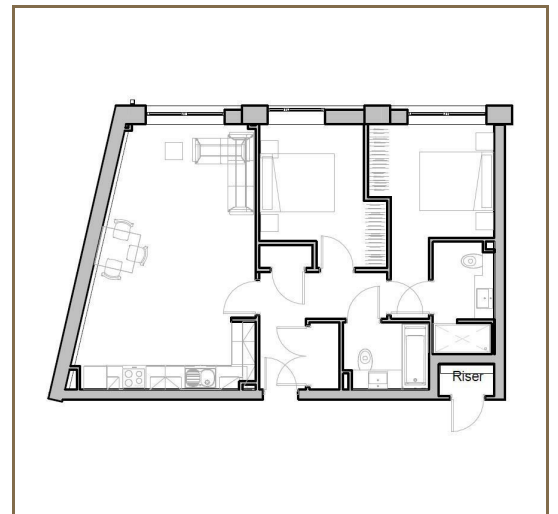
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

## Area Map



## Floor Plans



## Energy Efficiency Graph

