



6, Riverside Court, Calver

Hope Valley, Derybshire, S32 3YW

A stunning two bedroomed second floor apartment forming part of Riverside Court, Calver Mill, beautifully positioned in the Peak District, standing in communal gardens with river views and allocated off-road parking.

The apartment occupies an excellent position with dual aspect views across the River Derwent and communal grounds. The bright and airy accommodation is arranged over one floor with semi-open plan living space, en-suite master bedroom, family bathroom and a further bedroom. Residents enjoy use of communal gym facilities. Calver Mill's location is ideal for access to Sheffield, Bakewell, Chatsworth, Haddon Hall and the Gritstone Edges of the Hope Valley. The property is offered to the market with no onward chain.

The front door opens to an entrance hall with hanging space, secure entry system and a cupboard housing the Worcester Bosch boiler. The lounge enjoys a dual aspect with superb views of the river and across the grounds towards Curbar Edge. The room has impressive natural light, separate dining area and a stylish electric heater.



- Two bedroomed second floor apartment in Riverside Court, Calver Mill
- Stunning communal gardens
- En-suite master bedroom
- Stunning private setting close to riverside walks, local shops, restaurants and country pubs
- Allocated parking space within gated grounds
- Semi-open plan kitchen
- Family bathroom
- Impressive dual aspect outlook with river views
- Dual aspect lounge with dining area
- Further bedroom, currently used as home office



The kitchen features a range of panelled units with worktops over incorporating an oven with four burner induction hob, extractor hood and a built-in washing machine and dishwasher.

The master bedroom is a double bedroom with lovely views across communal grounds to Curbar Edge. The en-suite features low flush WC, pedestal wash basin, walk in shower enclosure and chrome heated towel rail. Bedroom two is a single bedroom currently used as a home office with similar view. The family bathroom completes the accommodation, featuring low flush, w.c, pedestal wash basin, bath with shower over and chrome heated towel rail.

Outside, the property benefits from secure gated parking and an allocated parking space. Visitor parking is also available and there is a secure dedicated bike store.

The historic mill complex stands in communal grounds beautifully framed by mature trees with river frontage, seating area, gym and a spectacular wheelhouse.

Leasehold 125 year from 01.01.2000, 99 years remaining, Service charge £2,267.00, Band D council tax

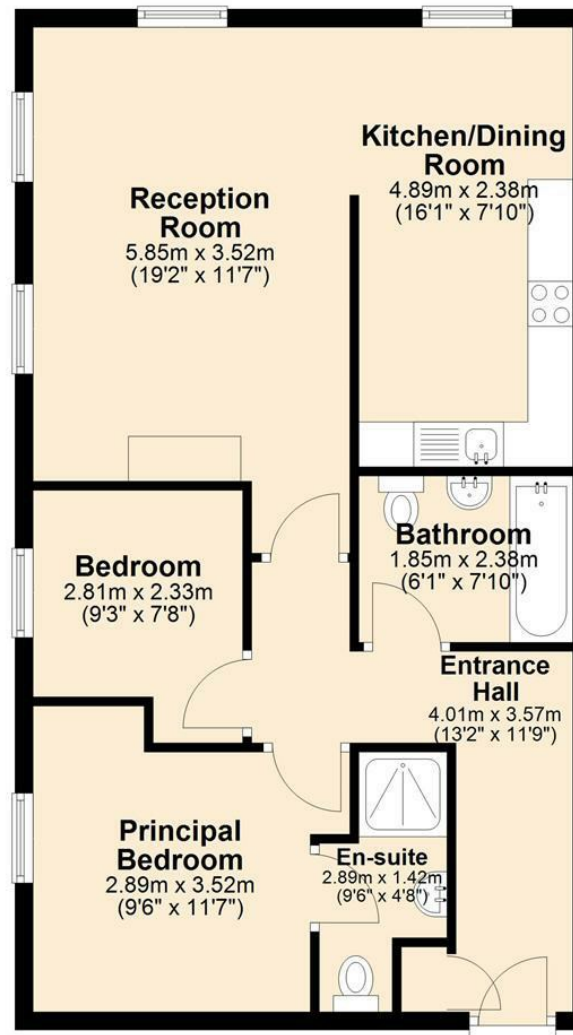






Second Floor

Approx. 65.8 sq. metres (708.0 sq. feet)



Total area: approx. 65.8 sq. metres (708.0 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.