Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

# 28 Riber View, Matlock, Derbyshire, DE4 3AW

## £179,950

1 1 1 B

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.

# 28 Riber View, Matlock, Derbyshire, DE4 3AW

## £179,950

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 28 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 pressurised hot water cylinder serving the domestic hot water and storage facility.

### OPEN PLAN LIVING DINING KITCHEN

23'4 x 9'11 overall measurements (7.11m x 3.02m overall measurements)

### KITCHEN

9'8 x 6'7 (2.95m x 2.01m )

Appointed with a contemporary range of matt finished, charcoal coloured base cupboards with handle less 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, dish washer and washing machine, all with warranty. There is 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.

## LOUNGE AREA

15'8 x 9'11 (4.78m x 3.02m)

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

## BEDROOM

9'6 x 9'6 plus wardrobe recess (2.90m x 2.90m plus wardrobe recess)

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

## 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

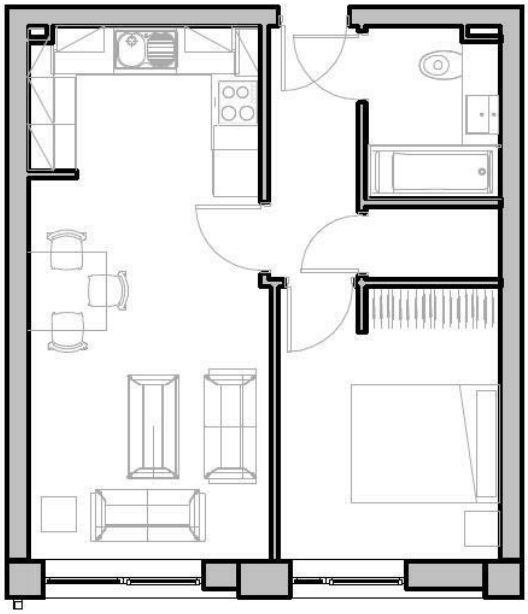
The lease is for 999 years with service charges to be confirmed.

## Road Map

## Hybrid Map

## Terrain Map

## Floor Plan

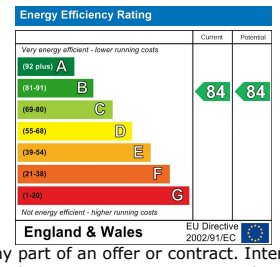


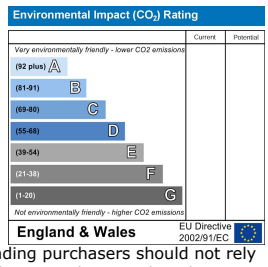
Whilst every attempt had been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

## Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




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 firms 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 off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk