



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

**£274,950**



VISIT OUR SHOW APARTMENTS FRIDAYS 10AM - 2PM - Viewing by appointment. The well positioned two bed roomed luxury apartment is located on the second floor with open views over to Riber Castle. Having an open plan living dining kitchen well equipped with integrated appliances. luxury bathroom and two double bedrooms.



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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 a few having delightful outdoor terraces. Centrally positioned within this bustling Peak District market town, there is an impressive range of local amenities providing a comfortable and convenient lifestyle.

Apartment 24 is situated on the second floor, accessed by a lift. Offering quality accommodation comprising an 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 with fitted wardrobes and a luxury bathroom.

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 cupboard housing the pressurised hot water cylinder serving the domestic hot water and storage facility.

## OPEN PLAN LIVING DINING KITCHEN

22'4 x 10'3 (6.81m x 3.12m)

## KITCHEN

8'11 x 6'8 (2.72m x 2.03m )

Appointed with a contemporary range of matt finished charcoal 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 under plinth mood lighting, recessed spot lighting, wood effect vinyl flooring and an aluminum glazed window to the side elevation.



## LOUNGE

10'3 x 14'7 (3.12m x 4.45m )

Having matching wood effect vinyl flooring, electric wall heater, recessed spot mood lights and a triple glazed picture window to the front providing views towards Riber Castle and the sports ground.

## INNER HALLWAY

### BEDROOM ONE

10'1 x 9'9 plus wardrobe recess (3.07m x 2.97m plus wardrobe recess)

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

### BEDROOM TWO

11'2 x 10'1 max (3.40m x 3.07m max)

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 provides views.

## LUXURY BATHROOM

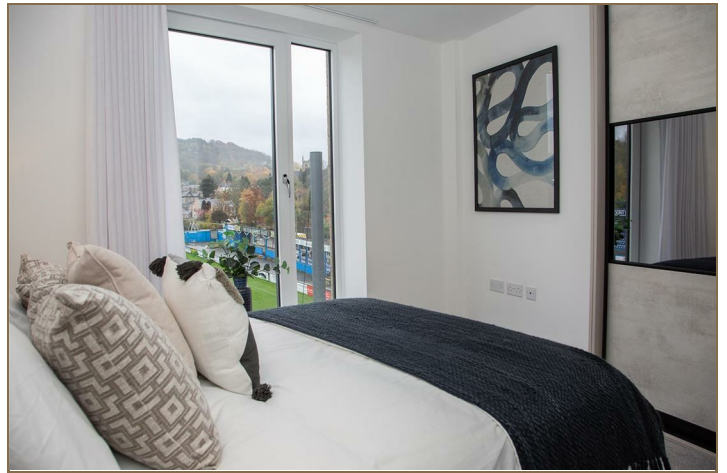
Beautifully appointed with a contemporary suite comprising a panelled bath with a thermostatic shower and glazed screen over, vanity wash hand basin with wood grain unit providing shelving and a matching close coupled WC, inset mirror splash back, complementary full tiling, wood grain vinyl flooring, 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.



Road Map



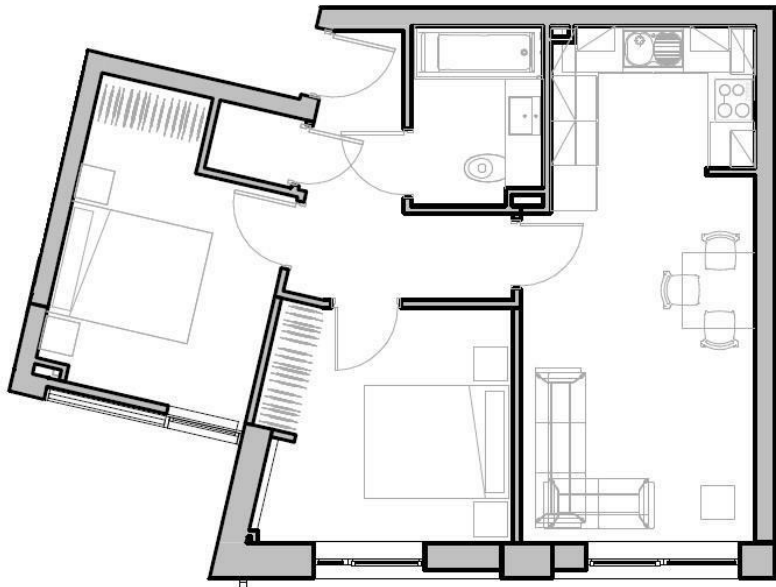
Hybrid Map



Terrain Map



Floor Plan

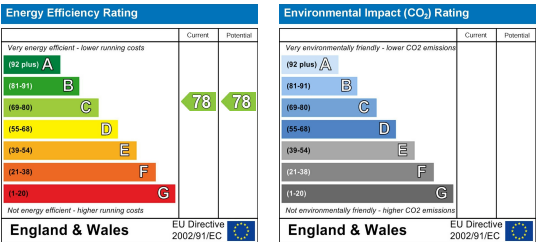


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Viewing

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



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