

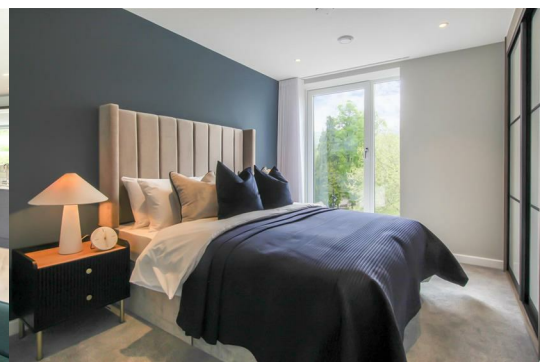


11 Riber View, Matlock, DE4 3AW

£895 Per Calendar



An impressive one bedroom apartment situated centrally to Matlock offering quality accommodation with an open plan living dining kitchen fitted with stylish units and integrated appliances, luxury bathroom and double bedroom. There is allocated car parking.



Apartment 11 is situated on the first floor with views over Matlock and the car park. Offering quality accommodation comprising, entrance hallway, spacious open plan living dining kitchen being well appointed with contemporary units, quartz work surfaces and integrated appliances, a double bedroom and a luxury bathroom with a quality three piece suite.

Benefitting from efficient slimline electric radiators, in-built ventilation system, aluminium double glazed picture windows enjoying views over the town. There is a sophisticated video door entry system for security.

The 'Riber View' car parking facilities provide one allocated space, in the main open air car park with some EV charging points available on request.

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, glazed 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 washing machine and a pressurised hot water cylinder serving the domestic hot water and storage facility.

LIVING DINING KITCHEN

23'10 x 10'1 (7.26m x 3.07m)

Appointed with a contemporary range of matt finished charcoal coloured base cupboards, drawers and eye level units with quartz work surfaces 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, dish washer and washing machine. There is under plinth mood lighting, recessed spot lighting, wood effect vinyl flooring and a triple glazed window to the side elevation.

The living area has matching vinyl flooring, electric wall heater, recessed spot lights and a triple glazed picture window provides views over Matlock and its historic Hydro.

BEDROOM

15'1 x 9'4 (4.60m x 2.84m)

There is inset spot lighting, electric wall heater, triple glazed window to the side and recessed wardrobe space.

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.

There is one allocated parking space, bicycle store and communal gardens. There is high speed broadband available and roof top solar panels fitted for communal power.

PLEASE NOTE

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

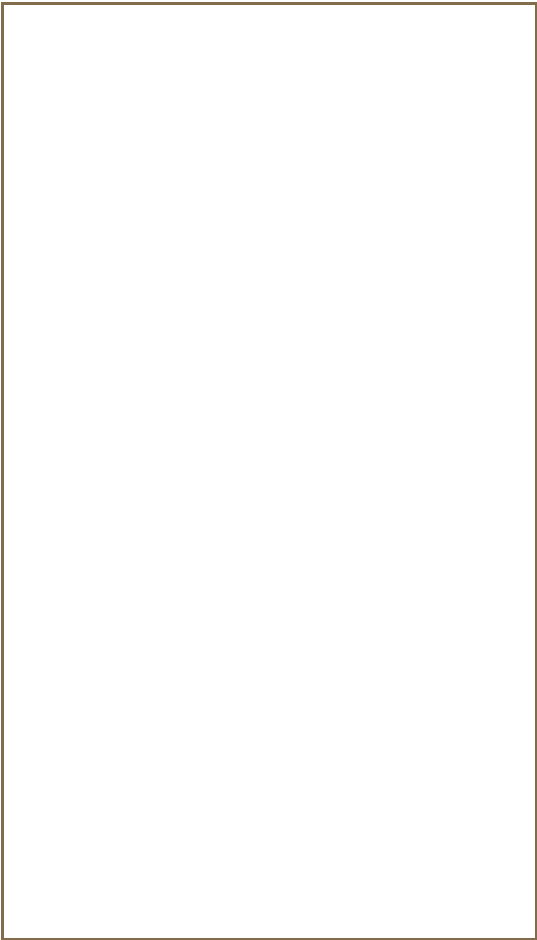
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
- (5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
- (6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

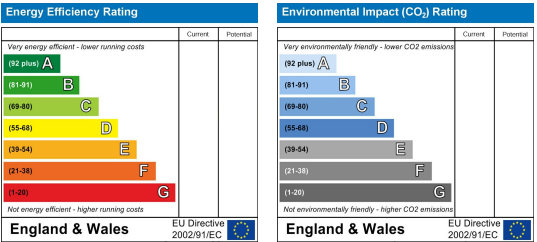
Area Map



Floor Plans



Energy Efficiency Graph



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