

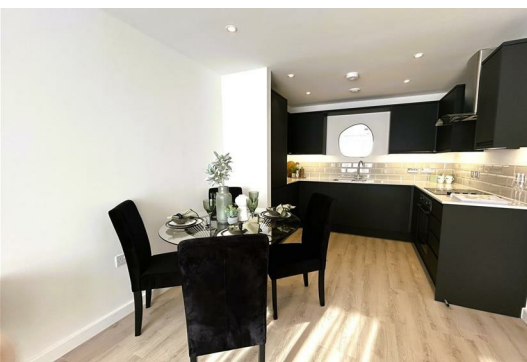


## 26 Riber View, Matlock, Derbyshire, DE4 3AR

**£189,950**



BRAND NEW SHOW HOME OPEN FRIDAY 10AM - 2PM Viewing by appointment - An impressive low maintenance home, situated centrally to Matlock and its excellent amenities. The stylish accommodation has an open plan living dining kitchen with integrated appliances, luxury bathroom and double bedroom. Viewing is highly recommended.



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 26 is the show apartment situated on the second floor with views over towards Riber Castle and Matlocks' countryside. 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 with built-in wardrobes and a luxury bathroom 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 washing machine, in-built ventilation system and a pressurised hot water cylinder serving the domestic hot water and storage facility.

#### OPEN PLAN KITCHEN DINER

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

Appointed with a stylish range of matt finished charcoal 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. Open into :

#### LOUNGE

A naturally light room with matching vinyl flooring, electric wall heater, recessed spot lights and a triple glazed picture window provides stunning views towards Riber Castle and Matlocks' countryside.

#### BEDROOM

11'5 x 9'4 (3.48m x 2.84m )

Fitted with a double wardrobe with sliding mirror doors providing hanging and shelving facility, electric wall heater and a picture window enjoying open views to a southerly aspect.

#### 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

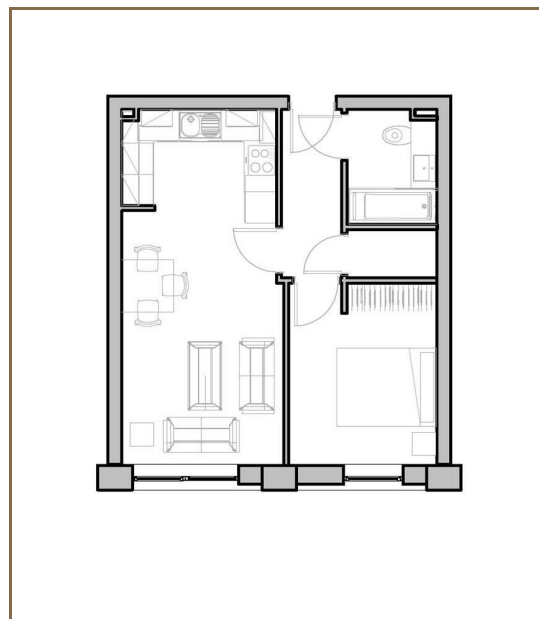
The lease is 999 years with management services charges and ground rent to be confirmed. The photographs are for illustration purposes only.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>84</b>	<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	