



## 5 Riber View, Matlock, DE4 3AW

**£995 Per Calendar**



VIEW OUR SHOW HOMES OPEN FRIDAYS 10AM - 12PM - Viewing by appointment. An impressive new build apartment situated enjoying views over Matlock. The contemporary open plan accommodation has a living dining kitchen, two double bedrooms one with en-suite and a luxury bathroom.



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 5 is situated on the first floor, offering quality accommodation enjoying views over Matlock and car park. Comprising an entrance hallway, spacious open plan living dining kitchen which is well appointed with contemporary units, quartz work surfaces and integrated appliances. There are two double bedrooms, and luxury bathroom.

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

#### OPEN PLAN LIVING DINING KITCHEN

#### KITCHEN AREA

Appointed with a contemporary range of matt finished, charcoal coloured base cupboards with handleless 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 and dish washer, all with three year warranty. There is under plinth mood lighting, recessed spot lighting, wood effect vinyl flooring and a triple glazed window to the side elevation.

#### LIVING AREA

Having matching wood effect vinyl flooring, electric wall heater, recessed spot mood lights and a triple glazed picture window providing views over Matlock and the car park.

#### BEDROOM ONE

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

#### EN-SUITE

Fitted with a walk-in double cubicle with a thermostatic shower, wood grain vanity wash hand basin and low flush WC, inset anti-mist mirror, recessed spot lighting and heated towel radiator. There is complementary full tiling, extractor fan and wood effect vinyl flooring.

#### BATHROOM

Beautifully appointed with a three piece suite comprising a panelled bath with thermostatic shower over, vanity wash hand basin and low flush WC, complementary full tiling, extractor fan, heated towel radiator and inset spot lighting.

#### BEDROOM TWO

There are inset spot lighting, electric wall heater and a large picture window to the side elevation.

#### 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.

Please note the photographs are for illustration purposes only.

#### 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.

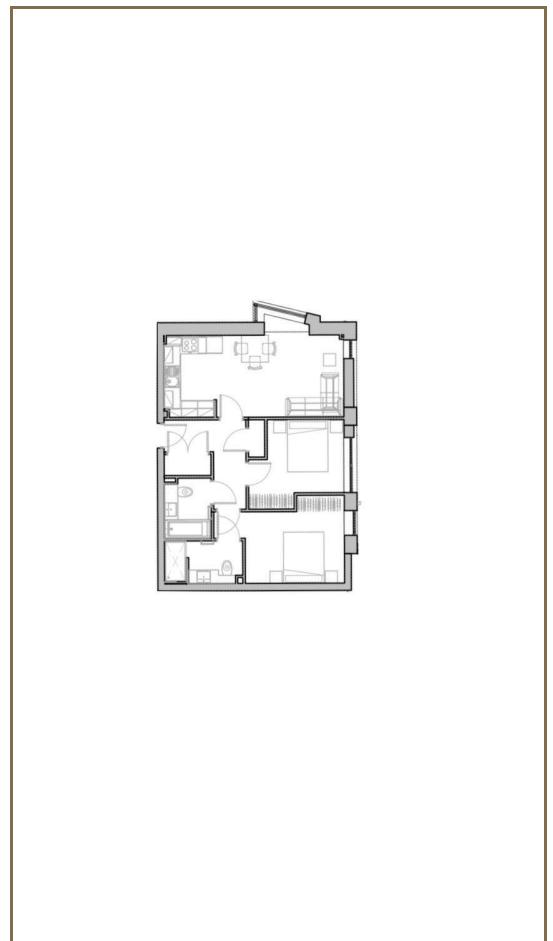
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

