

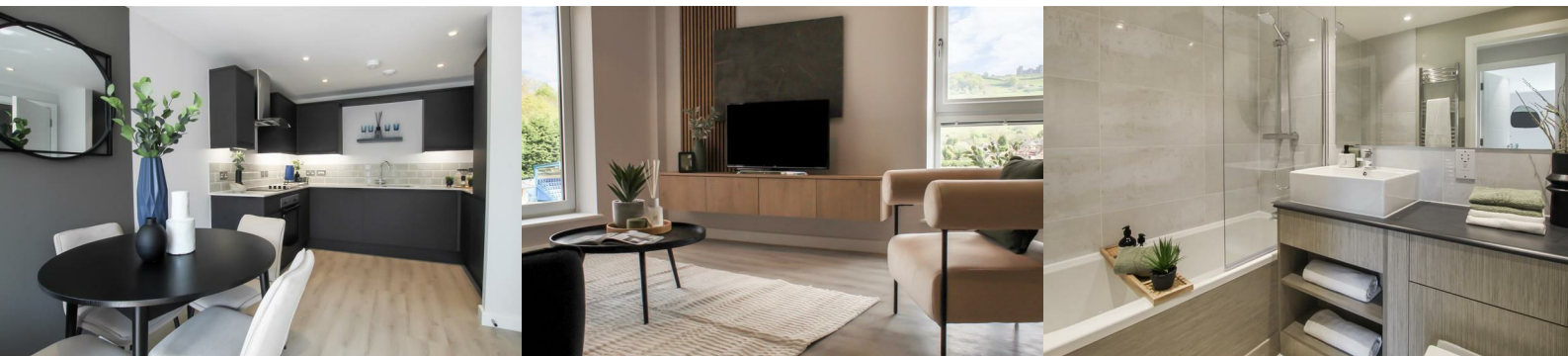


## 3 Riber View, Matlock, DE4 3AW

**£995 Per Calendar**



VIEWINGS BY APPOINTMENT ONLY - 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 3 is situated on the first floor with views over Matlock rooftops and the 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.

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, in the main open air car park with some EV charging points available.

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 HALL

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

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

KITCHEN AREA

Appointed with a contemporary range of matte 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.

LIVING AREA

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

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

There is inset spot lighting, electric wall heater, triple glazed window to the side enjoying views over Matlock Park and cupboard.

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. 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.

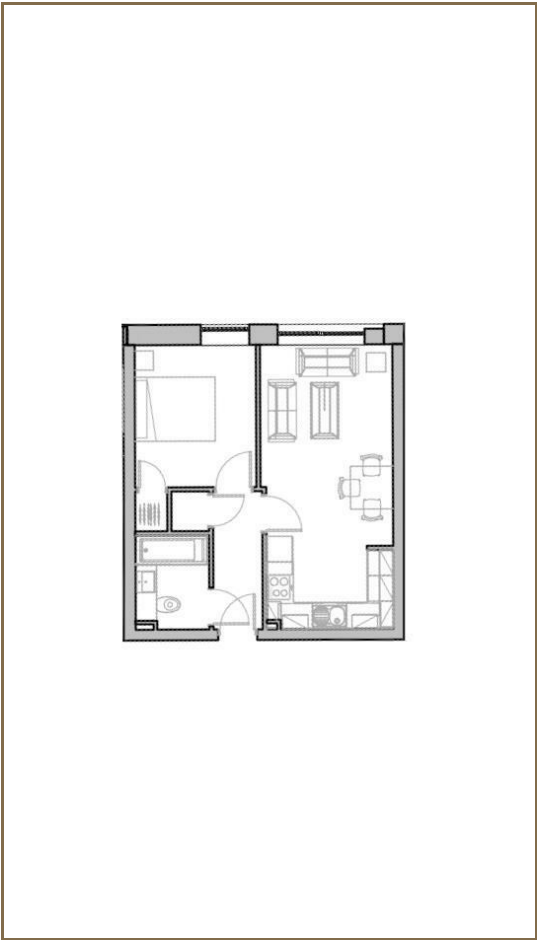
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer 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. 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](http://www.boxallbrownandjones.co.uk)

Area Map



Floor Plans



Energy Efficiency Graph

