



3, Riverside Court

Calver, Hope Valley, S32 3YW

A panelled door opens to an entrance hall with storage cupboard and secure entry system. An inner hallway provides access to all accommodation. The main living space has two windows overlooking the communal grounds with lovely views towards Curbar Edge. The L-shaped reception room features dining area and two further windows overlooking the heart of the development. The kitchen features a range of units with worktop space incorporating stainless steel sink and drainer, four burner hob with extractor hood over, oven, fridge/freezer, dishwasher and space for under counter washer/dryer. The master bedroom features fitted wardrobes, a lovely view and en-suite featuring low flush WC, pedestal wash basin, walk-in shower enclosure with electric shower and



- Two bedroomed first floor apartment in Riverside Court, Calver Mill
- Allocated parking space
- Ensuite master bedroom
- Offered to the market with no onward chain

- Lovely views across the grounds towards Curbar Edge
- Sitting room with dining area
- Further double bedroom

- Magnificent communal grounds
- Well equipped kitchen
- Family bathroom



chrome heated towel rail. Bedroom two is a small double bedroom with rear aspect across the grounds. The family bathroom features a white suite consisting of low flush WC, pedestal wash basin, bath and chrome heated towel rail.

Outside, the property benefits from additional visitor parking and use of a private gymnasium. There are beautifully landscaped communal gardens surround the Mill. An internal viewing is highly recommended to appreciate the superb accommodation, views and picturesque riverside location.

There is a basement storage cage for the flat (1m x 2.4m x 2.4m) and an internal communal cycle storage area for the complex.

Shorthold tenancy is allowed i.e. six month let, however holiday lets are prohibited.

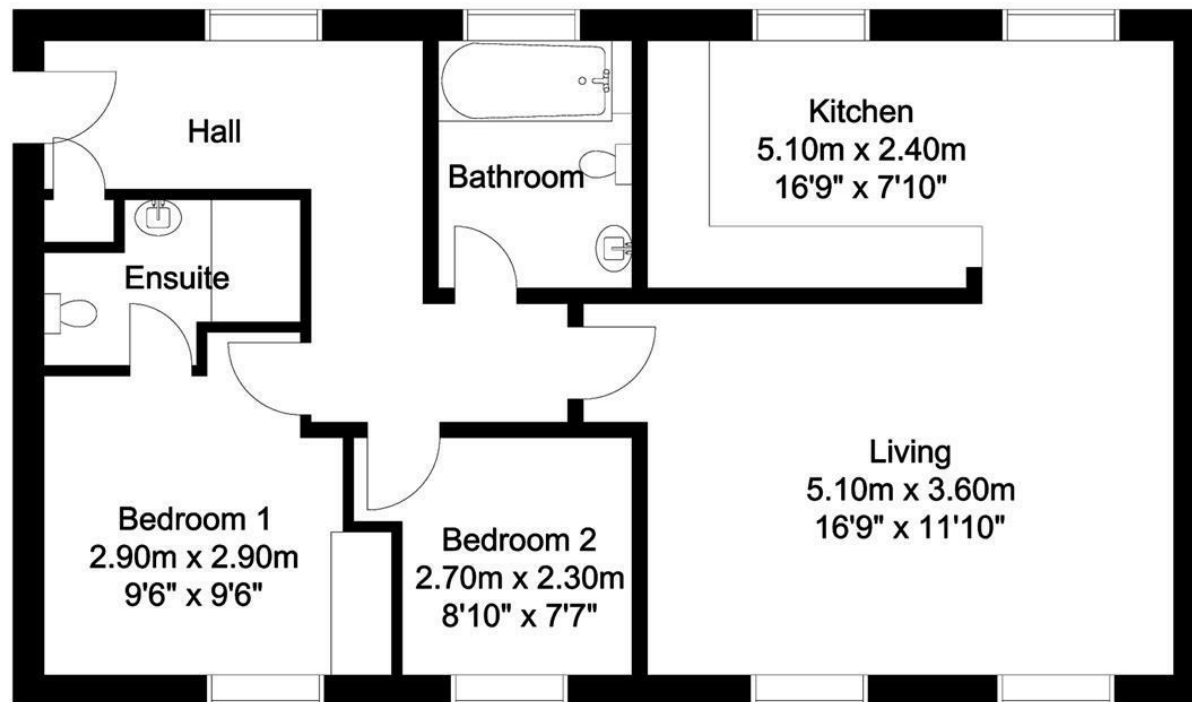
The ground rent and service charge are set by the residents. Tenure: Leasehold - share of Freehold





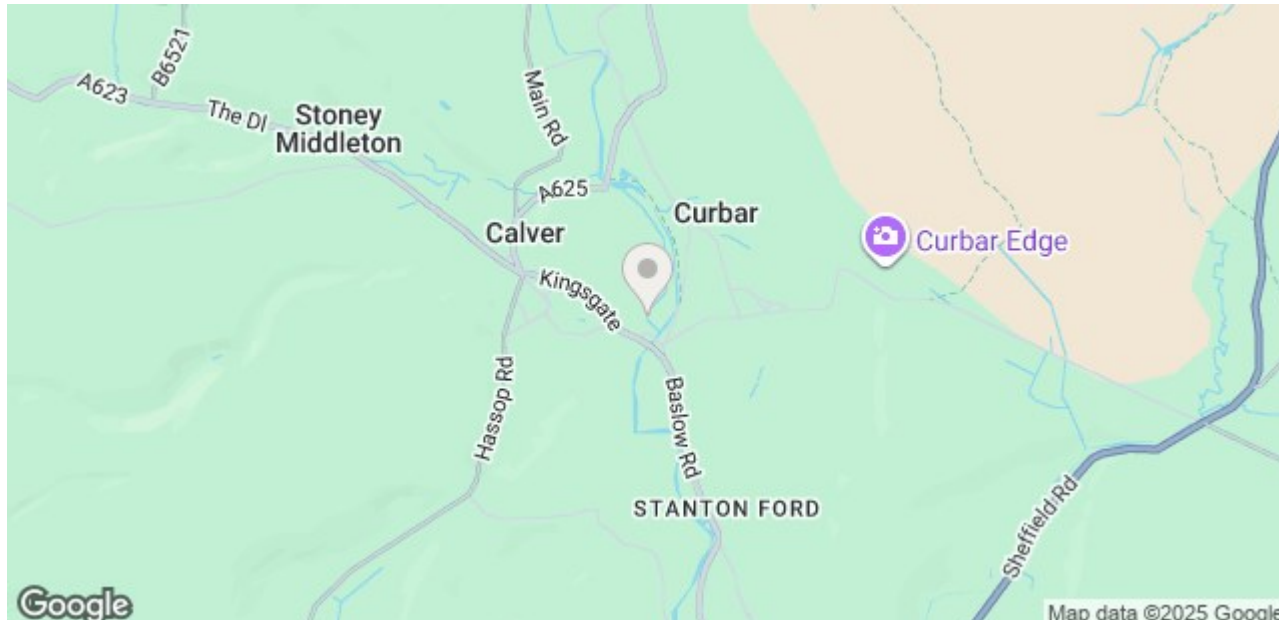


Ground Floor
67 sq m/721.18 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
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