

**RIBER VIEW APARTMENT  
15 HORSESHOE MEWS  
MATLOCK GREEN  
MATLOCK  
DERBYSHIRE DE4 3SY**



**O A £205,000**

**A quality first floor apartment of character and design as part of a converted coaching inn and the highly regarded Horseshoe Mews development.**

Horseshoe Mews is a high calibre conversion and development of a former coaching inn, its stables, smithy and adjacent land, providing a mix of apartments, cottages and town houses. Ribber View apartment stands within the principal original building and features generously proportioned accommodation, all finished with quality highlighted in oak floors and doors, high ceilings and revealed timber trusses. The accommodation includes an open plan kitchen and living space complemented by two good sized double bedrooms, one with en-suite bathroom. The apartment has ample room as a full time home and equally suited for those accommodating visiting guests or seeking a second home or letting opportunity. There is a good range of built in and loft storage, up-to-date double glazing and high efficiency combination boiler.

Situated less than half a mile from Matlock's town centre, there are a handful of local shops which serve the immediate neighbourhood. There is level access to the town's central amenities either by road or a pleasant stroll through the delightful Hall Leys Park which lies alongside the tree lined River Derwent. Good road communications also lead to the neighbouring townships of Chesterfield, Alfreton and Bakewell and the cities of Sheffield, Derby and Nottingham all lie within daily commuting distance.

- Quality first floor apartment
- High calibre conversion
- 2 Bedrooms (one with en-suite bathroom)
- High ceilings and revealed timber trusses
- Built in storage
- Convenient location
- Viewing highly recommended



**MATLOCK:** Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk  
**ASHBOURNE:** 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk





## ACCOMMODATION

From the ground floor a central oak door opens to the **communal hall and stairway** which leads to the first floor. From here there is access to an **entrance hall** with roof light, roof void access and telecom entry system. There is also the benefit of a built in **utility store** with plumbing for an automatic washing machine and shelving.

## OPEN PLAN LIVING, DINING AND KITCHEN AREA

**Kitchen Area** – 2.9m x 2m (9' 5" x 6' 6") fitted with a range of wall and floor mounted units complemented by oak block work surfaces, inset sink unit and tiled splash backs. Integral appliances include electric oven, four ring gas hob with extractor canopy above, integral fridge freezer and dishwasher. Concealed within a walled unit is the gas fired boiler which serves the central heating and hot water system. There is a tiled floor and open plan aspect to the adjacent:

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**Living/Dining Area** – 6.23m x 4.5m (20' 4" x 14' 8") the shape of the room incorporating a recess above the stairwell. There is an open vaulted ceiling with exposed timber trusses and two front facing double glazed sash windows providing views towards Riber Castle. As a focal point to the room is an antique cast iron fireplace converted to run on Bio Ethanol fuel. Solid oak flooring which continues through the majority of the apartment and useful storage cupboard.

**Bedroom 1** – 3.17m x 3.05m (10' 4" x 10') a good double bedroom with a rear aspect double glazed sash window and full height built in wardrobing.

**Shower Room** fitted with a modern white suite to include a glazed shower cubicle, low flush WC, wash hand basin complemented by splash back tiling and ceramic tiled floor.

**Bedroom 2** – 4.42m x 3.07m (14' 5" x 10') a larger double bedroom with window to the side, access to the loft, concealed shelved storage and access to an:

**En-Suite Bathroom** fitted with a white suite to include panelled bath with mixer shower, low flush WC, wash hand basin together with complementary ceramic tile splashbacks and flooring. Two obscure glazed windows allow good natural light and there is a heated ladder radiator and extractor fan.

**OUTSIDE**

There is the allocated tandem parking for two vehicles within the communal courtyard, the communal grounds being pleasantly landscaped for ease of maintenance.

**TENURE** – Leasehold, subject to a long lease of 999 years from 2014. A Service Charge, paid twice-yearly, of approximately £259 is payable, to include Buildings Insurance, window cleaning and communal area maintenance. The owner holds a share of the freehold through the Management Company, which is run by the residential property owners within the development. Further details are available on request.

**SERVICES** – All mains services are available to the property which benefits from gas fired central heating and sealed-unit double glazing. No test has been made on services or their distribution.

**COUNCIL TAX** – Band B.

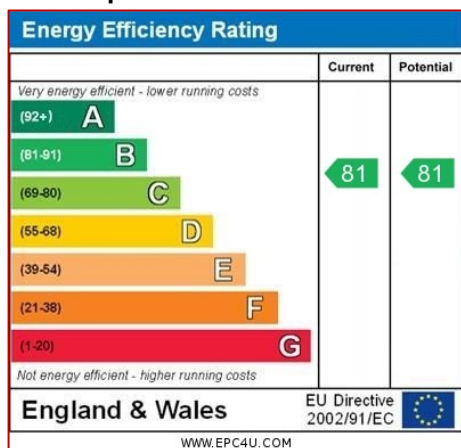
**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

**DIRECTIONS** – From Matlock Crown Square take Causeway Lane, passed Hall Leys Park to Matlock Green. Horseshoe Mews is accessed just beyond the crossroads on the left hand side and No. 15 is located within the road facing double fronted building.

**VIEWING** – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9913

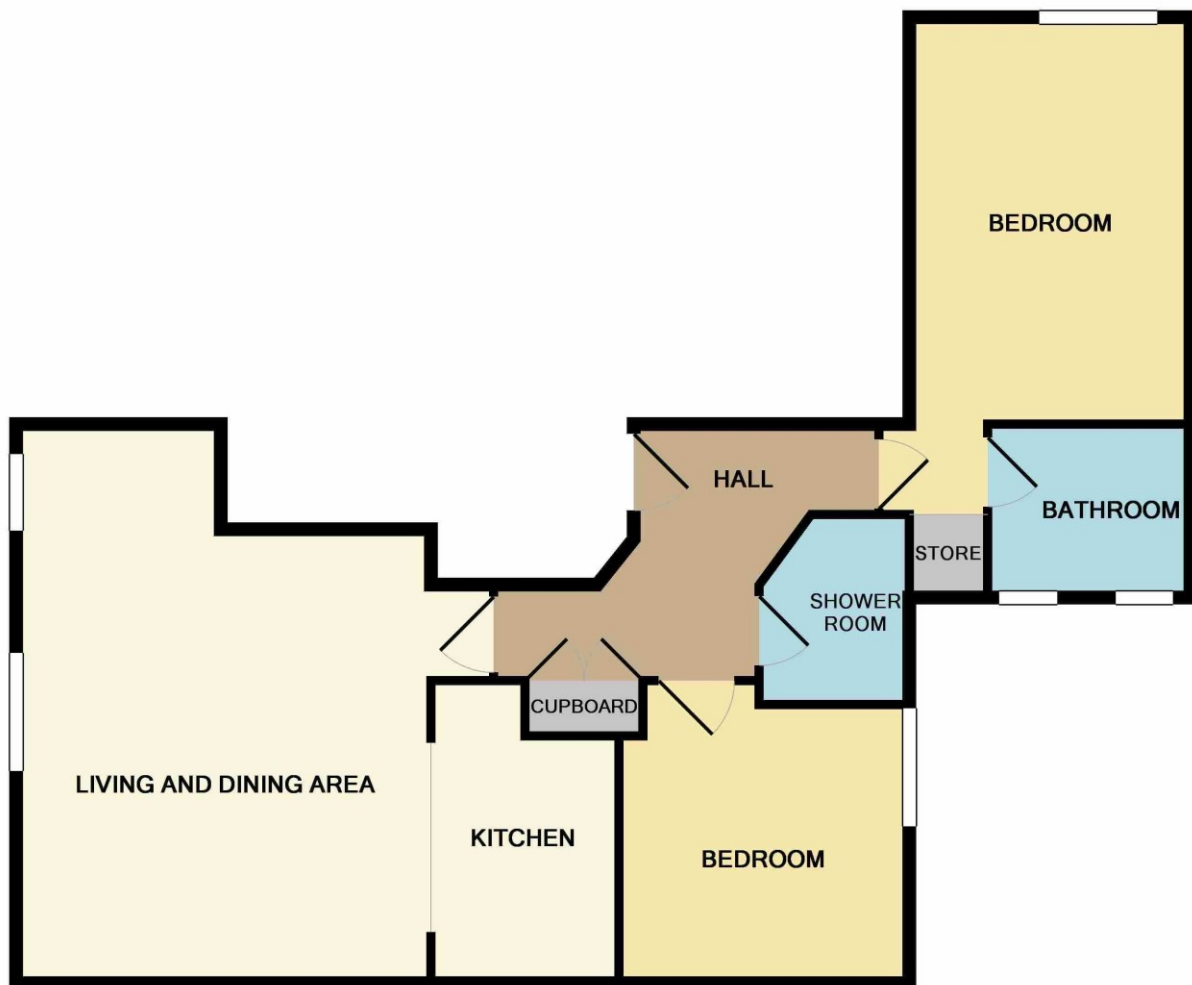
**EPC Graph**



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**Floor Plan**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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