

Home 2 Sell

Quality Service For Less



2 Station Rise, Station Approach

Duffield, DE56 4JD

Offers Around £225,000



Home2sell are delighted to offer this stylish, modern built GROUND floor two bedroom luxury apartment which is situated on a desirable development within in a sought after gated development just a short walk from Duffield Village with its wide range of amenities. The modern accommodation benefits from an en-suite wet room, walk in wardrobe, open plan fitted modern kitchen, spacious living/dining area and allocated parking. The stylish modern apartment has a secure entry system. Rarely is there opportunity to acquire a ground floor apartment offering such quality accommodation. Having easy access to the train station, regular bus service and enjoying Ecclesbourne School catchment. Viewing Essential. EPC B



Secure Communal Entrance Hall

The property is entered via secure doors.

Entrance Hall

Having a quality entrance door with chrome fittings, under floor heating, telephone intercom system, chrome power sockets and light switches, built-in cupboard with storage space which houses the Vaillant gas combination boiler which services the domestic hot water and central heating system.

Open Plan Lounge / Dining Room / Kitchen 22'11" x 14'11" total (7.01m x 4.56m total)

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units incorporating a one and a half stainless steel sink unit with chrome Swan neck mixer tap. Complimentary tiled splash-backs, integrated stainless steel four ring gas hob with extractor over, integrated stainless steel electric fan assisted oven, integrated fridge/freezer, integrated dishwasher, ceramic tiled flooring with underfloor heating, chrome power sockets and light switches and under unit lighting. Being open plan to the dining area and lounge. Having underfloor heating, a double glazed window to the front elevation, Television point, telephone Jack point, chrome power sockets and light switches and wall lights.

Useful Utility Cupboard 5'7" x 2'5" (1.71m x 0.75m)

Having space and plumbing for an automatic washing machine, space for tumble dryer, extractor fan and double internal opening door with chrome fittings.

Storage Room/ Study

5'6" x 4'9" (1.70m x 1.45m)

Having underfloor heating, telephone Jack point, cupboard, chrome power sockets and light switches.

Master Bedroom

15'0" x 9'9" (4.59m x 2.99m)

Having a double glazed window to the rear elevation enjoying a fine aspect, underfloor heating, chrome power sockets and light switches, Television point and an internal door with chrome fittings.

Walk in Wardrobe

5'2" x 5'2" (1.60m x 1.58m)

Having ample hanging space, underfloor heating, light and internal door with chrome fittings.

Ensuite / Wet Room

2.25 x 1.86

Having shower area with fitted thermostatically controlled shower, concealed cistern WC and a wall mounted hand wash basin, complimentary wall tiling, tiled flooring, heated towel rail/radiator, recessed ceiling lighting, extractor fan, double glazed opaque window, fitted mirror, light with shaver point and internal door with chrome fittings.

Bedroom Two

9'1" x 7'10" (2.79m x 2.40m)

Having a double glazed window to the front elevation, ceiling light, chrome power sockets and light switches and internal door with chrome fittings.

Family Bathroom

Having a three piece suite comprising of a bath with panelled side and chrome fittings, wall mounted

hand wash basin and a concealed cistern WC. Complementary tiled splash-backs, ceramic tiled flooring with underfloor heating, ladder style heated towel rail, double glazed opaque window, light with shaver point and internal door with chrome fittings.

Outside

The development is approached via an electric gate having communal gardens which are maintained by Station Meadow Management Company Ltd.

Having an allocated car parking space.

Tenure

The apartment is Leasehold from 1 May 2008 for 150 years. A monthly service charge is circa £132 per calendar month including gardens, building insurance, window cleaning and CCTV. Ground rent is £245 per annum. Station Meadow Management Company Ltd.

Area

The village of Duffield provides an excellent range of amenities including a varied selection of shops and schools including the Meadows and William Gilbert

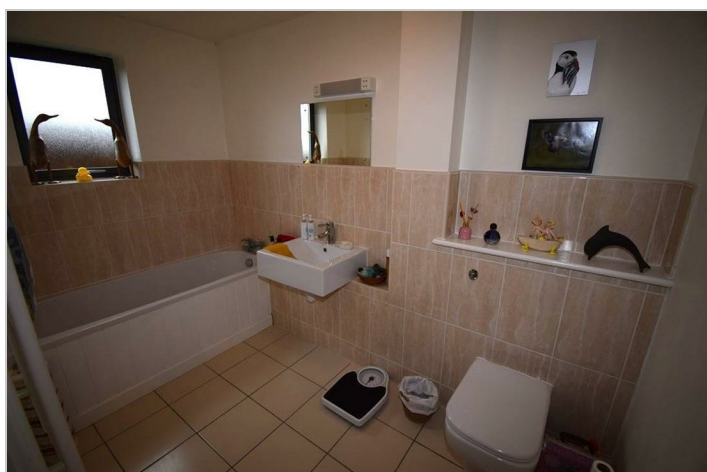
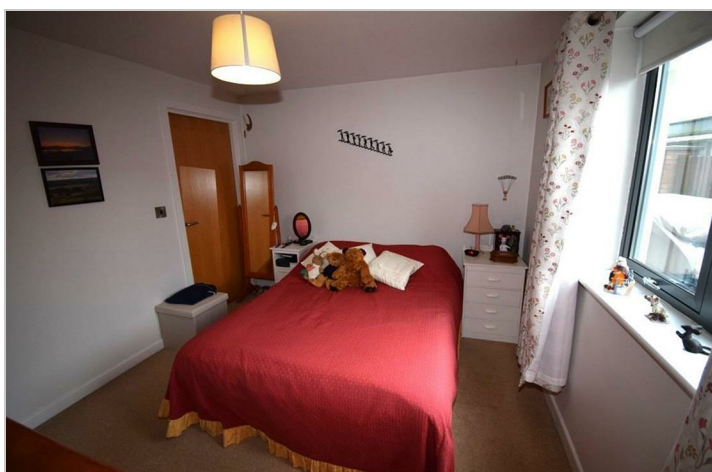
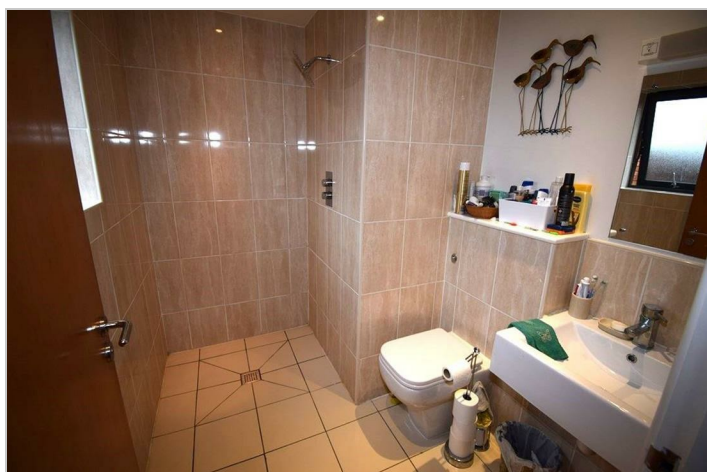
Primary Schools and noted Ecclesbourne Secondary School.

There is a regular train service into Derby City centre which lies some 5 miles to the south of the village with Derby's outer ring road providing onward connections to principal trunk roads, the motorway network and other East and West Midland's centres. Local recreational facilities within the village include squash, tennis, cricket, football, rugby and the noted Chevin Golf course.

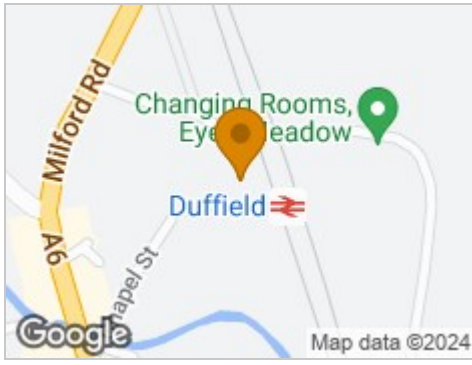
The thriving market town of Belper is situated 3 miles north of the village and provides a more comprehensive range of shops and leisure facilities. A further point to note is that the Derwent Valley in which the village of Duffield nestles, is one of the few world heritage sites.

Directional Note

From our Belper Office of Home2sell proceed towards the Morrison's Island taking the first exit on to the A6 towards Milford continue through Milford over the Bridge and into Duffield on to Milford Road and left onto Station Rise where the development can be found on the right hand side clearly denoted by our distinctive Home2sell For Sale Board.



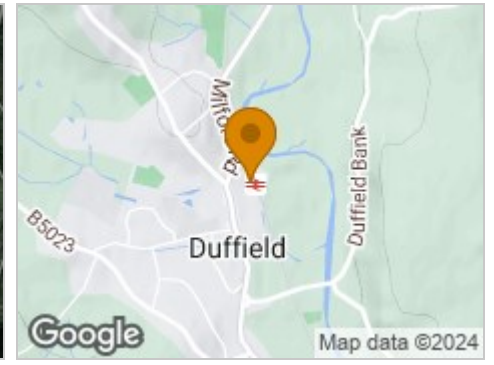
Road Map



Hybrid Map



Terrain Map



Floor Plan

GROUND FLOOR

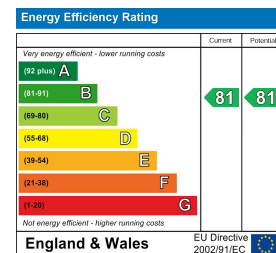


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Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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