

Home 2 Sell

Quality Service For Less



## 6 Regency House

Leighton Way, Belper, DE56 1SU

Offers Over £150,000



Home2sell are delighted to offer this rare opportunity to purchase this most impressive two bedroomed apartment residence located on the Radleigh Homes development on Leighton Way. The property offers high quality living accommodation together with low maintenance. The living accommodation offers an open plan layout having open plan kitchen, lounge dining room. Two bedrooms of which the principle has an en-suite shower room and family bathroom having a three piece suite. Situated on the side of the apartment is a delightful Juliette balcony offering far reaching views over the Chevin and beyond. The property comprises of in brief: Entrance hall, open plan living area including: Lounge, dining and kitchen space, two bedrooms, en-suite shower room, intercom system, electric heating and double glazing. Allocated Parking. Viewing Essential.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Entrance Hall

With an electric storage heater, Karndean floor covering, power points, two built-in storage cupboards, airing cupboard housing hot water tank and linen shelving. Doors to:

### Lounge

4.37m x 3.99m

With an electric storage heater, high quality strip vinyl floor covering, telephone point, satellite TV point and TV aerial point, power points and double glazed french doors to the front with a wrought iron juliet balcony. The lounge opens into:

### Kitchen Dining Room

13'1" x 9'10" (3.99m x 3.0m)

A modern fitted kitchen/diner appointed with a matching range of base and eye level units with under-unit lighting and worktop space over incorporating a 1½ bowl stainless steel sink unit with a single drainer and mixer tap with ceramic tiled splashbacks. A range of integrated appliances include an integrated fridge/freezer, fitted electric fan assisted oven with a matching built-in halogen hob with extractor hood over and space and plumbing for automatic washing machine and dishwasher. Double glazed window to front, electric storage heater, high quality strip vinyl floor covering, power points and an extractor fan.

### Master Bedroom

3.4m x 3.68m

With a double glazed window to rear, electric storage heater, fitted carpet, TV point, power points and a door to:

### En suite

Fitted with a three piece modern white suite comprising a tiled double shower cubicle with fitted shower, pedestal wash hand basin with tiled splashbacks and a low-level WC. Chrome heated towel rail, extractor fan, shaver point, ceramic tiled floor and ceiling spotlights.

### Bedroom Two

3.66m x 2.6m

With a full height double glazed window to rear, electric storage heater, fitted carpet, telephone point and power points.

### Bathroom

Fitted with a three piece modern white suite comprising a panelled bath, pedestal wash hand basin and a low-level WC. Ceramic tiled splashbacks, chrome heated towel rail, extractor fan, ceramic tiled floor and ceiling spotlights.

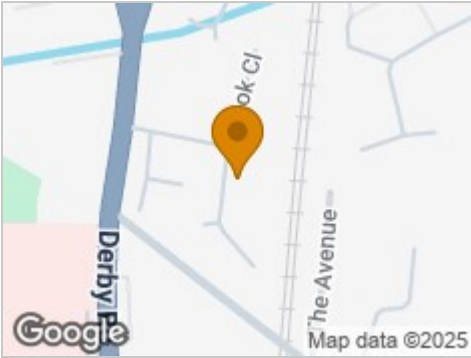
### Outside

There is a residents parking area and visitor parking spaces available.





Road Map



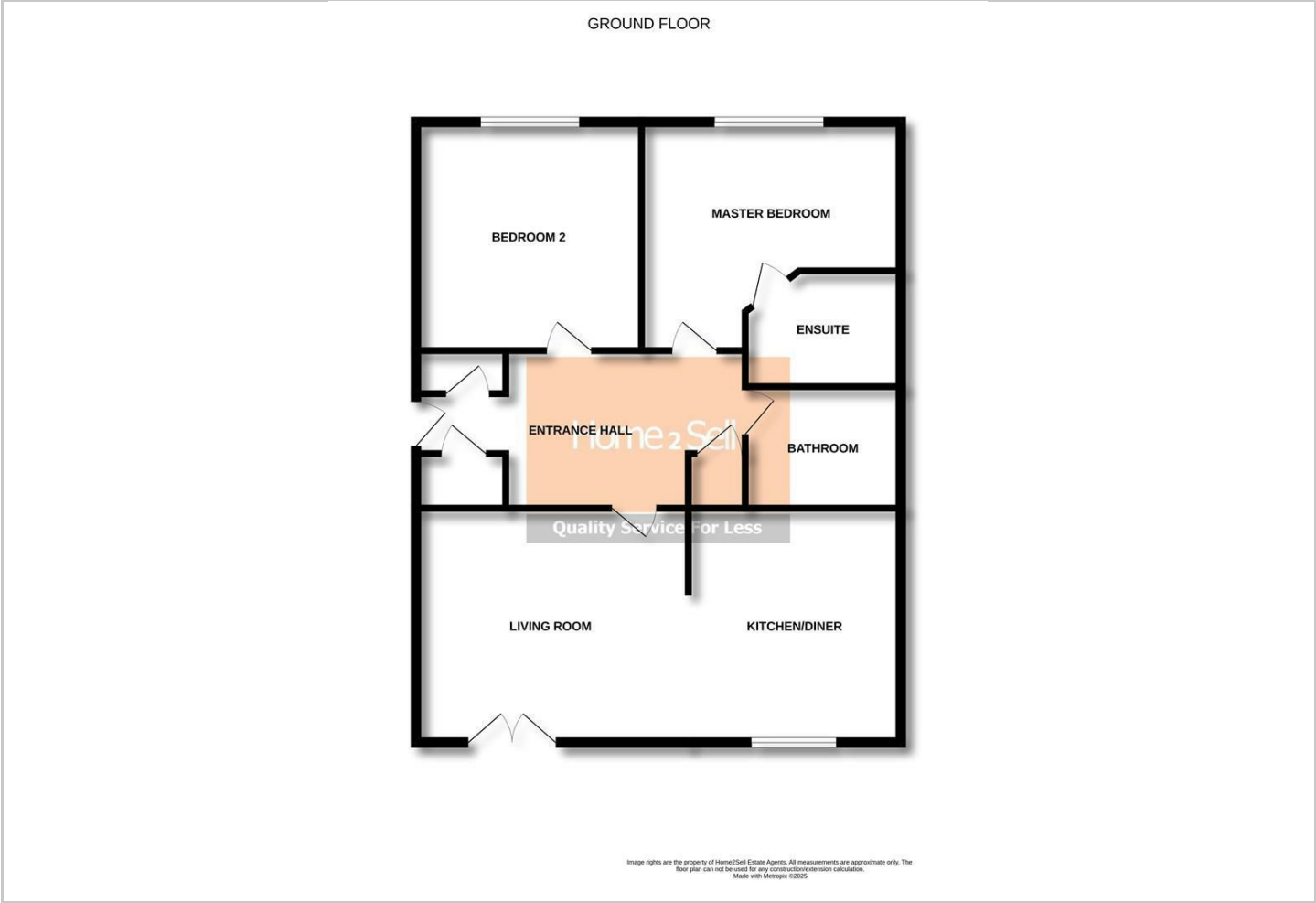
Hybrid Map



Terrain Map



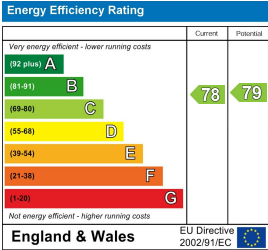
Floor Plan



Viewing

Please contact our Belper Lettings 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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