



Flat 2 Chevin Court, New Zealand Lane, Duffield, Belper, DE56 4BZ

No Onward Chain
£180,000

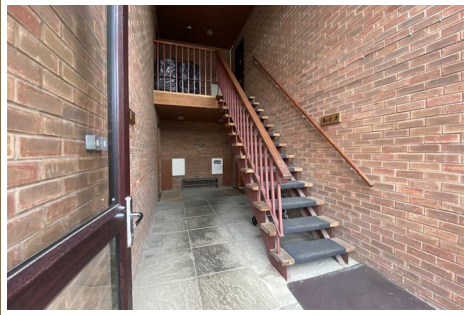


A conveniently positioned and highly impressive, freshly refurbished two bedroom ground floor freehold flat located within a small block of four properties, with garage and no chain.



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DIRECTIONS

Approaching Duffield from the A6 from Derby, turn left onto Broadway by the traffic lights, continue for a 1/4 mile turning right onto New Zealand Lane, after a short distance turn right into the parade of shops. Access to Chevin Court can be found to the right side of the shops.

This spacious flat comprises entrance hallway with store and airing cupboard, large reception room leading into a kitchen with an extensive range of fitted cupboards and integrated appliances, large principal bedroom with fitted wardrobes, second bedroom and beautifully refitted bathroom with shower over bath.

Externally there is a communal front garden and pathway set behind a nature hedge. To the side of the building is a row of four garages.

The flat building sits behind the small parade of shopping conveniences found on New Zealand Lane close to Broadway, Ecclesbourne school and vibrant high street of this popular village.

Duffield lies to the north of the city of Derby and offers an excellent position for exploring the beautiful Peak District countryside along with popular North Derbyshire villages and towns.

An ideal property for many buyers including downsizers, buy to let investors and first time buyers.

ACCOMMODATION

Entering the building through the UPVC double glazed communal front door into spacious hallway area with a paved flooring, stairs to first floor, private front door into:

ENTRANCE HALLWAY

A passaged hallway with access into the lounge, both bedrooms and bathroom, electric heater, store cupboard and airing cupboard.

LOUNGE

19'7" x 11'8" (5.97m x 3.56m)

A very spacious and naturally light reception room having front and side UPVC double glazed windows with Venetian blinds, two electric heaters, media connections and open plan access into:

KITCHEN

11'6" x 8'10" (3.51m x 2.69m)

Very well appointed with an extensive range of wall and base units with matching cupboard and drawer fronts in a natural wood effect grain finish, laminate work surfaces, composite one and half sink and drainer, electric oven and hob with an extractor fan over, integrated fridge, freezer and space for washing machine, side UPVC

double glazed window with Venetian blind and vinyl floor covering.

BEDROOM ONE

13'2" x 11'8" (4.01m x 3.56m)

A very generous bedroom with UPVC double glazed window and Venetian blind, built in wardrobe with wood effect grain finish, electric heater.

BEDROOM TWO

7'9" x 7' (2.36m x 2.13m)

A single bedroom or office having a UPVC double glazed window and electric heater.

BATHROOM

8'7" x 7'6" (2.62m x 2.29m)

Completely refitted with a stylish new suite comprising a panelled bath with mains chrome shower over and screen, a wash basin and WC are neatly fitted into a vanity unit with cupboards and worktop, attractive tiling to splash areas and sill, UPVC double glazed window with roller blind, electric towel radiator.

OUTSIDE

Communal front gardens and pathway set behind a mature hedge.

Each apartment has a single garage within a block, positioned to the side of the main building. (Garage with white door belongs to the subject property.)

TENURE

The freehold is owned by a company called Chevin Court Management Limited, each flat owner owns 25% share in that company (02788858).

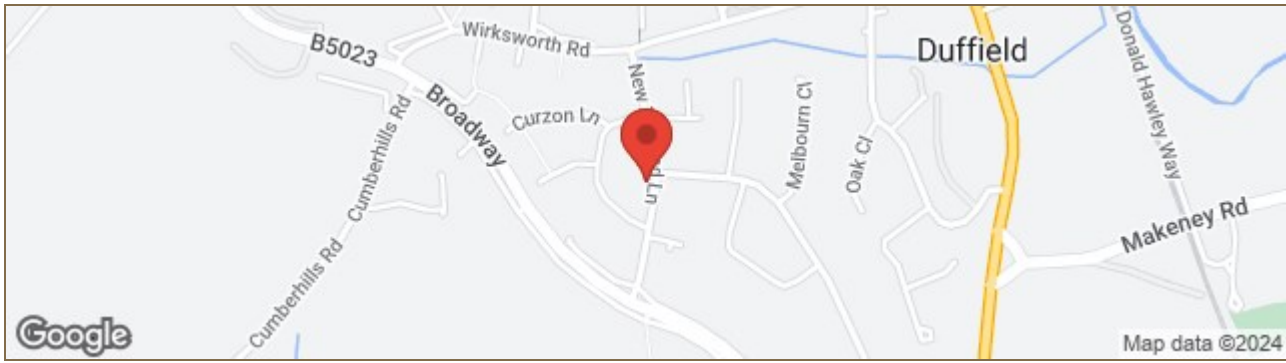
The company has then granted a lease to each owner which was renewed in 2022 for 999 from June 1987, there is no ground rent or service charge.



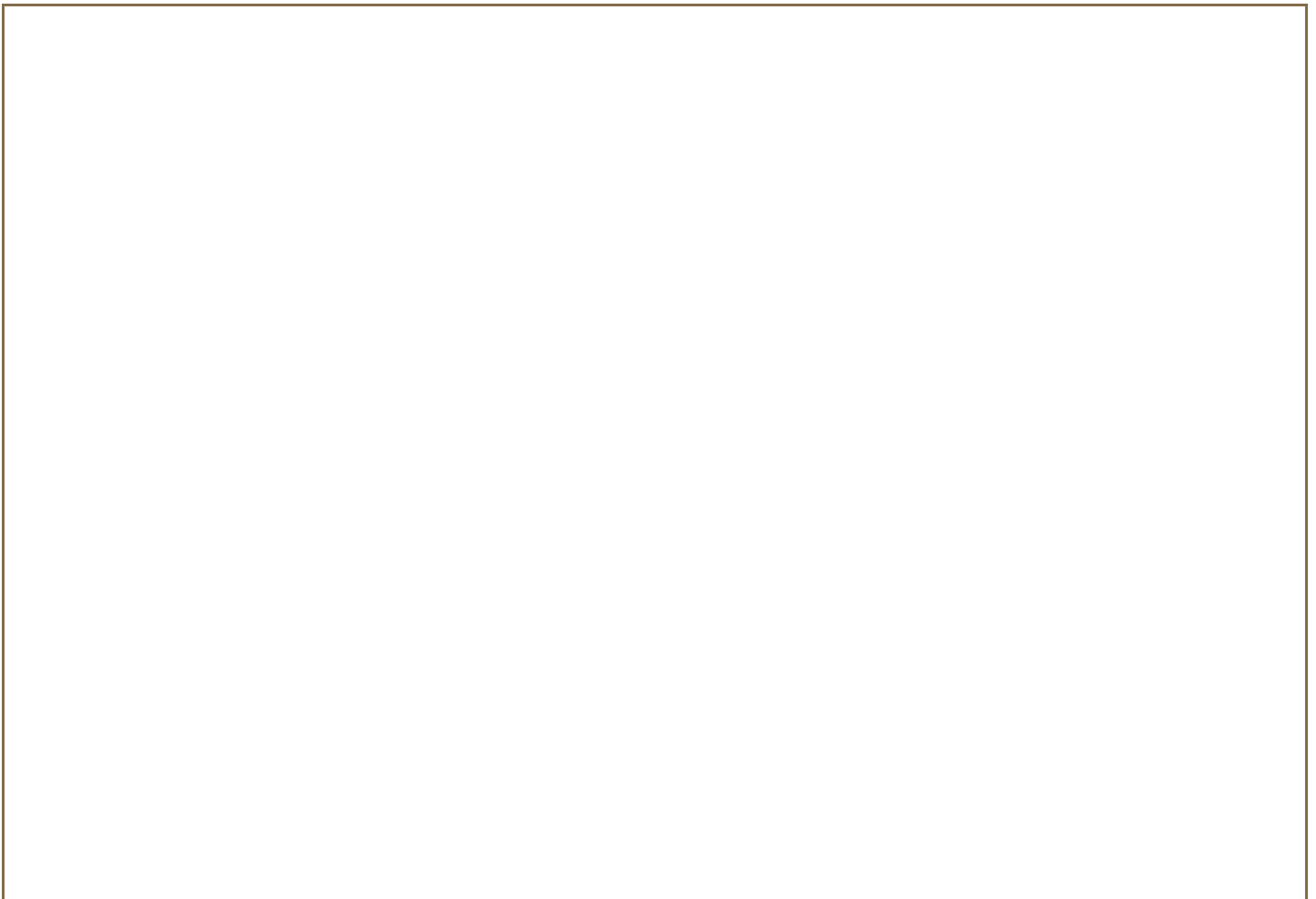




Road Map



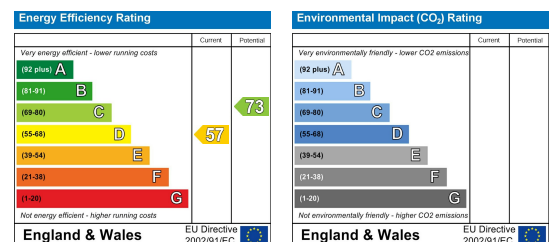
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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