



6 Strutt House Millers Way, Milford, Belper, DE56 0UL

£175,000



A beautifully presented modern apartment is situated in an enviable riverside location in Milford. The open plan accommodation has two double bedrooms with ensuite. Situated on the third floor enjoying stunning countryside views over the River Derwent. There is garage car parking and communal gardens. Viewing is strongly recommended.



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The well presented and maintained apartment comprises entrance lobby, open plan lounge and dining area having dual aspect window and French doors opening onto the balcony, which enjoys far reaching views,. There is a fitted breakfast kitchen with integrated appliances, two good sized double bedrooms (principle bedroom with built-in wardrobe, Juliette balcony and ensuite shower room) and a luxury bathroom.

Benefitting from double glazed windows and door, gas central heating fired by a recently installed combi boiler and electronic door entry system.

There is a generous garage providing off road parking and storage facility.

The sought after village of Milford is renowned for its historic Mills, character and charm being surrounded by the beautiful countryside of the Derwent Valley. Having a village primary school, popular real ale pubs and restaurants, close to Belper with its railway station, excellent schools, shopping, bars, restaurants and leisure facilities. There is easy access to Derby and Nottingham via major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION

The property is accessed via the communal entrance door sign posted for Strutt House.

There are three flights of stairs to the third floor.

ENTRANCE LOBBY

Oak effect entrance door allows access.

OPEN PLAN LOUNGE DINER

LOUNGE AREA

10'5 x 13'3 (3.18m x 4.04m)

Having double doors opening into the room with double glazed window to the front elevation, radiator, TV aerial point and telephone point.

DINING AREA

10'4 x 9'3 (3.15m x 2.82m)

There is a radiator and French doors open onto the balcony.

FITTED KITCHEN

12' x 6'7 (3.66m x 2.01m)

Appointed with a range of birch effect base cupboards, drawers and eye level units with granite effect work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include electric oven, gas hob, extractor hood, dishwasher, fridge freezer and plumbing for a washing machine. There is a radiator, inset spot lights, double glazed window to the rear, ceramic tiled floor and a wall mounted Worcester boiler serves

the domestic hot water and central heating system.

BEDROOM ONE

15'2 x 10'4 (4.62m x 3.15m)

A naturally light and generously proportioned room with French doors and Juliette balcony, TV aerial point, radiator and built-in double wardrobe.

ENSUITE

Appointed with a double shower enclosure with an electric shower and full tiling, pedestal wash hand basin and low flush WC, complementary wall and floor tiling, extractor fan, radiator, inset spot lighting and double glazed window to the front elevation.

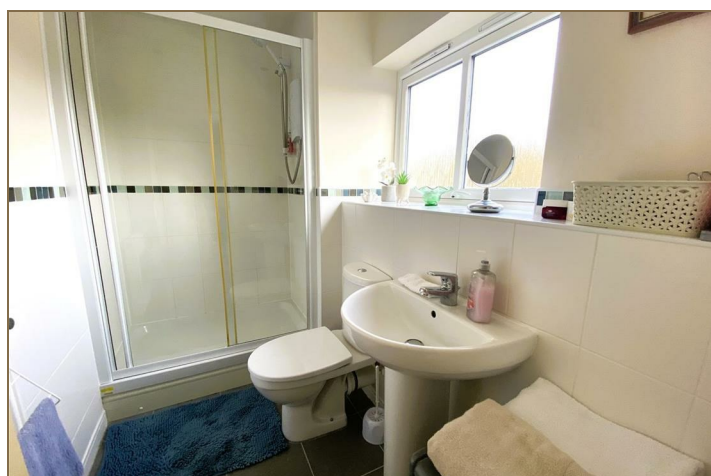
BEDROOM TWO

10'4 x 8'6 (3.15m x 2.59m)

Currently being used as home office, there is a radiator and double glazed window to the rear enjoying views.

LEASEHOLD

The lease is 150 years with 133 years remaining. There is an annual ground rent of £210 and the management service charge is £250.00 per month.



Road Map



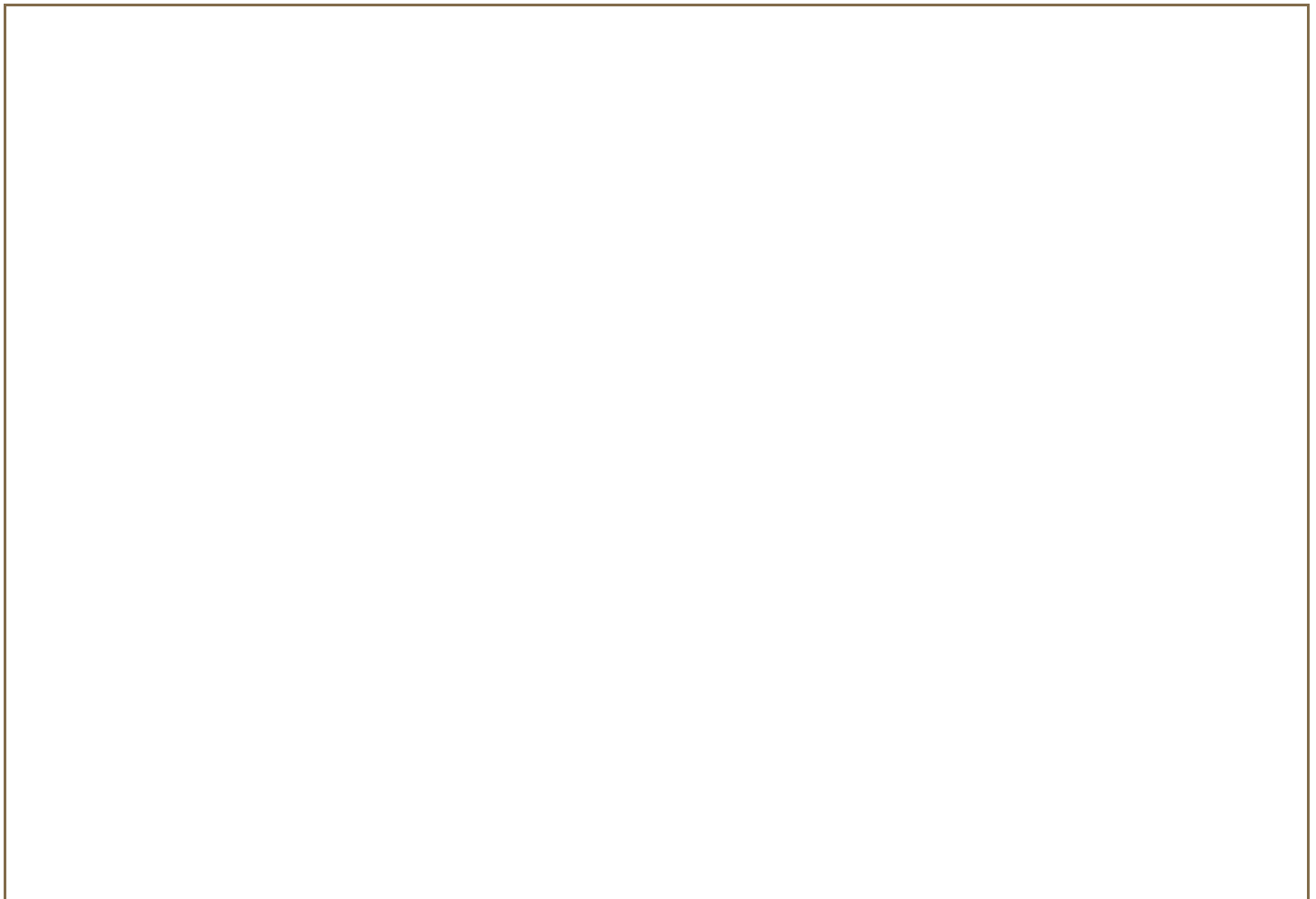
Hybrid Map



Terrain Map



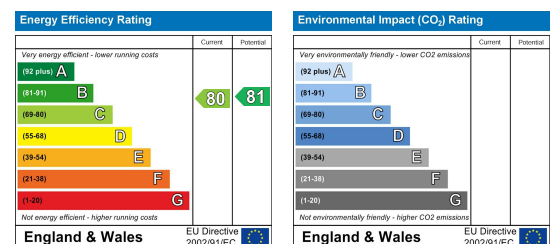
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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