



## 14 Regency House, Leighton Way, Belper, DE56 1SX

**£164,950**



Offered with vacant possession / no chain. A modern first floor apartment offering generously proportioned two double bedroom accommodation with en-suite shower room and open plan living. Situated conveniently close to Belper town centre with one allocated car parking space. Viewing is strongly recommended.





# 14 Regency House, Leighton Way, Belper, DE56 1SX

£164,950



The modern accommodation is accessed via communal entrance lobby and stairs having electronic door entry system. The low maintenance accommodation has an entrance hallway with storage, open plan lounge diner and fitted kitchen with integrated appliances. Two double bedrooms, principal bedroom with en-suite and a bathroom.

Benefitting from electric radiators and double glazed aluminium windows and secure doors.

To the rear is an allocated car parking space close to the entrance door.

Conveniently located within easy walking distance to Belper and its excellent amenities, ie 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 apartment is accessed from a communal entrance door into the stair well, where the property is located on the first floor.

## RECEPTION HALLWAY

A generous space with two in-built store cupboards, a wall mounted electric radiator and a built-in airing cupboard housing the hot water cylinder and provides linen storage.

## LIVING DINING KITCHEN

24'5 x 13'2 overall measurements (7.44m x 4.01m overall measurements)

## LOUNGE

14'6 x 13'1 (4.42m x 3.99m )

A light and spacious room with a Juliette balcony to the front elevation, wall mounted electric radiator and TV aerial point. Open into :

## DINING KITCHEN

13'2 x 9'10 (4.01m x 3.00m)

Appointed with a range of cream base cupboards, drawers and eye level units with wood block work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include an electric oven, gas hob, extractor hood, Siemens fridge freezer and Siemens washing machine. There is a UPVC double glazed window to the front elevation, wood grain flooring, under plinth lighting and a wall mounted electric radiator.

## BEDROOM ONE

12 x 11'5 (3.66m x 3.48m )

There is a double glazed window to the rear elevation, TV aerial point and a wall mounted electric heater.

## EN-SUITE

Fitted with a three piece suite comprising a double walk-in shower enclosure with mixer shower, pedestal wash hand basin and a low

flush WC, complementary full tiling, ceramic tiled flooring, heated towel radiator, inset spot lights and an extractor fan.

## **BEDROOM TWO**

12' x 8'6 (3.66m x 2.59m )

Having a wall mounted electric heater, double glazed window to the rear elevation and a telephone.

## **BATHROOM**

6'8 x 6'8 (2.03m x 2.03m )

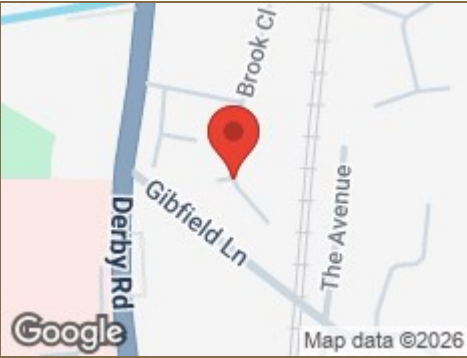
Appointed with a three piece suite comprising a panelled bath with mixer shower taps, pedestal wash hand basin and a low flush WC, heated towel radiator, ceramic tiled flooring and matching wall tiles, inset spot lighting and extractor hood.

## **LEASEHOLD**

The property is leasehold with a 125 year lease. The Management charges are £120 per month including all external and communal maintenance.



Road Map



Hybrid Map



Terrain Map



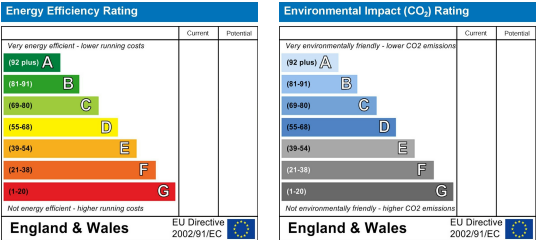
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)