



2 Bed Flat/Apartment

3 Auckland Place, Duffield, Belper DE56 4BQ

Price £285,000 Leasehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Superb First Floor Apartment
- Well Proportioned and Well Presented
- Light and Spacious
- Lounge
- Living Fitted Kitchen/Dining Room
- Double Bedroom One with Fitted Wardrobes & Fitted Dressing Room
- Double Bedroom with Fitted Wardrobes
- Fitted En-Suite Bathroom and Fitted Shower Room
- Allocated Car Parking
- Short Walk To Duffield Village Amenities

A superb first floor two double bedroom, two bathroom apartment presented to an extremely high standard throughout. The property offers well proportioned and well presented living accommodation located close to Duffield Village amenities.

The Location

The village of Duffield provides an excellent range of amenities including a selection of shops, post office, library, regular bus service, train station, historic St Alkmund's Church and a selection of good restaurants, medical facilities and schools including William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. Local recreational facilities within the village include squash, tennis, cricket, football, rugby and the noted Chevin Golf course.

Accommodation

Entrance Hall

10'0" x 9'1" (3.07 x 2.77)

With entrance door, radiator, telephone point, telephone intercom and smoke alarm.

Useful Walk-In Cupboard

5'6" x 3'5" (1.70 x 1.05)

With double opening front doors, shelving, power and lighting.

Lounge

14'4" x 10'11" (4.37 x 3.34)

With two radiators, double glazed window to side with fitted blind, double glazed window with fitted blind with sunny aspect to front, tv point, and internal door with chrome fittings.



Inner Lobby

With open space leading into the lounge and kitchen/dining room.

Kitchen/Dining Room

12'9" x 10'11" (3.91 x 3.33)

With corner one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, tiled splash-backs, built-in AEG induction hob with stainless steel splash-back and AEG stainless steel extractor hood over, built-in AEG stainless steel electric fan assisted oven, integrated fridge/freezer, integrated slimline dishwasher, integrated washer/dryer, spotlights to ceiling, radiator, smoke alarm, double glazed window with fitted blind, concealed worktop lights, display glass shelving, tv point and Karndean flooring.



Double Bedroom One

11'0" x 9'9" (3.37 x 2.99)

With attractive fitted wardrobes, radiator, fitted corner shelf, matching bedside cabinets, double glazed window with fitted blind with aspect to front, open space leading into dressing room and internal door with chrome fittings.



Dressing Room

6'5" x 6'2" into wardrobes (1.96 x 1.88 into wardrobes)

With attractive fitted wardrobes with fitted dressing table and base cupboards, fitted mirror with lights, radiator, spotlights to ceiling and integral door giving access to en-suite bathroom.



En-Suite Bathroom

6'2" x 6'0" (1.88 x 1.85)

In white with bath with chrome mixer tap/shower attachment and shower screen door, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, tiled splash-backs with matching tiled flooring, fitted mirror, shaver point, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator and internal door with chrome fittings.



Double Bedroom Two

12'8" x 9'9" (3.88 x 2.98)

With attractive fitted wardrobes with chrome handles, fitted dressing table with base cupboards, radiator, cupboard housing the central heating boiler and providing storage, double glazed window with fitted blind and internal door with chrome fittings.



Shower Room

5'9" x 5'4" (1.76 x 1.65)

In white with corner shower, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, tiled splash-backs with matching tiled flooring, spotlights to ceiling, fitted mirror, extractor fan, heated chrome towel rail/radiator and internal door with chrome fittings.



Communal Grounds

There are well kept communal grounds.

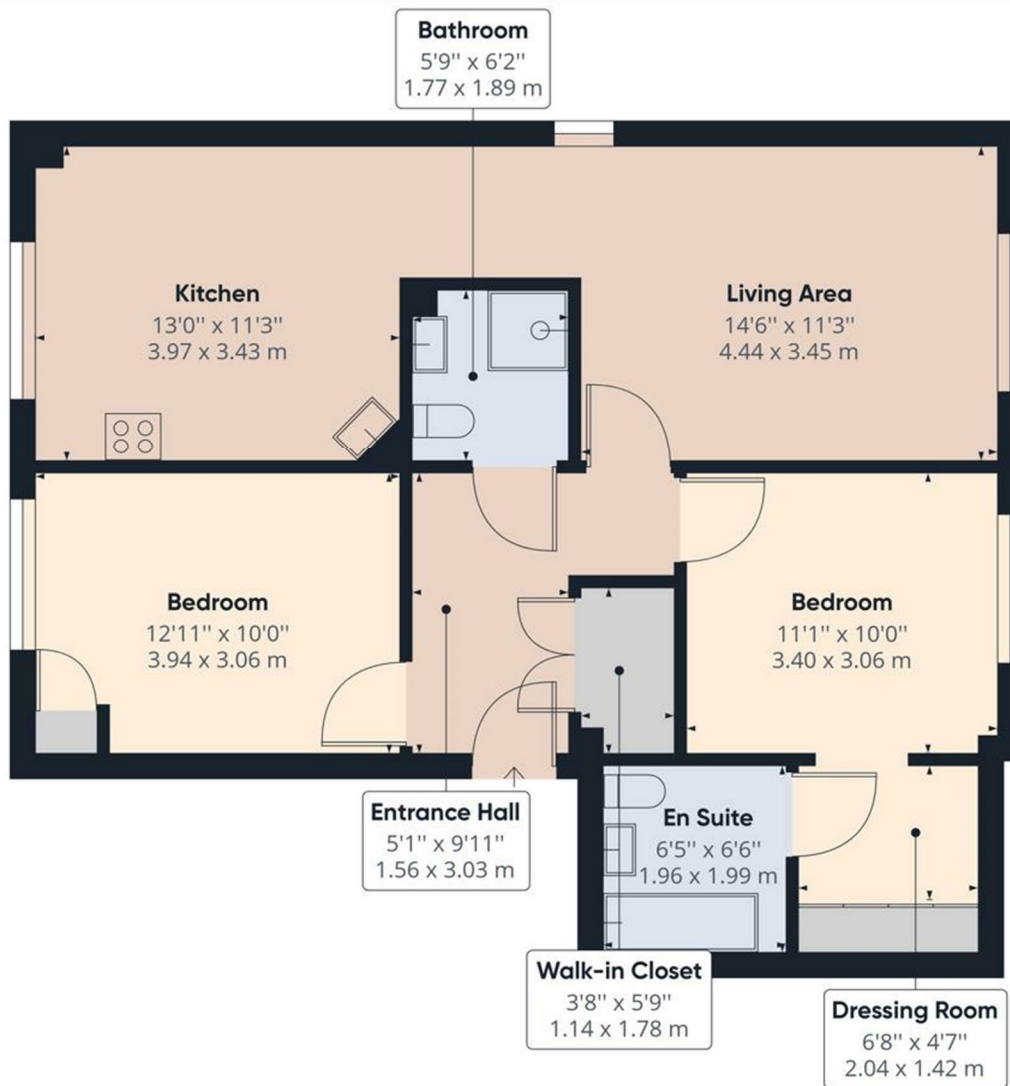
Allocated Car Parking

There is an allocated car parking space to the apartment.

Tenure / Service Charge

The property is leasehold, built between 2007 and 2008 with a 999-year lease. The service charge is £112.50 per month.

Council Tax Band C - Amber Valley



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

England & Wales

EU Directive
2002/91/EC



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