

## 3 Appletree Court

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Town Street, Duffield, Belper, Derbyshire, DE56  
Offers Around £279,950 Leasehold

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- Highly Desirable Ground Floor Apartment
- Located In Duffield Village
- Living Lounge/Dining/Fitted Kitchen
- Two Double Bedrooms
- Fitted En-suite & Fitted Bathroom
- Patio
- Allocated Car Parking
- No Chain Involved





## Summary

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FABULOUS GROUND FLOOR APARTMENT - A two bedroom, two bathroom apartment with patio located in a prime position within the centre of Duffield Village - NO CHAIN

# F&C

### **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.

### **Entrance Hall**

With half glazed entrance door with chrome fittings, central heating radiator, spotlights to ceiling, smoke alarm, built in storage cupboard and internal panelled door.

### **Walk In Store**

### **Living Lounge/Dining/Kitchen**

#### **Lounge**

20'4" x 11'0" (6.21 x 3.37)

With central heating radiator, TV point, telephone point, double glazed French doors opening onto paved patio.



#### **Dining**

With central heating radiator and double glazed obscure side window



### **Kitchen**

7'6" x 8'2" (2.29 x 2.51)

With single stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splashbacks, wall and base fitted units with matching worktops, built in four ring gas hob with extractor hood over and built in electric fan assisted oven. integrated washer/dryer, integrated slimline dishwasher, integrated fridge/freezer, spotlights to ceiling, concealed Worcester combination boiler, tiled flooring, double glazed obscure window to side and open space leading to lounge and dining area. There is an additional built in storage cupboard/pantry with fitted shelving, tiled flooring and internal panelled door.



### **Double Bedroom One**

18'0" x 10'0" (5.51 x 3.06)

With TV point, telephone point, central heating radiator, double glazed window and internal panelled door with chrome fittings.



### **En-Suite**

5'11" x 5'2" (1.82 x 1.59)

Fitted with suite comprising; corner shower enclosure with chrome fittings including shower, pedestal wash hand basin with chrome fittings, low level WC, fully tiled walls, tiled flooring, heated towel rail/radiator, shaver point, spotlights to ceiling, extractor fan and internal panelled door with chrome fittings.



### **Double Bedroom Two**

10'9" x 9'1" (3.28 x 2.77 )

With telephone point, TV point, central heating radiator, double glazed window and internal panelled door with chrome fittings.



### **Bathroom**

7'10" x 5'8" (2.39 x 1.75 )

Fitted with suite comprising; bath with chrome fittings, pedestal wash hand basin with chrome fittings, low level WC, tiled splashbacks with matching tiled flooring, heated towel rail/radiator, extractor fan, spotlights to ceiling, shaver point, double glazed obscure window and internal panelled door with chrome fittings.



### **Patio**

Accessed from the French doors in the lounge area is a paved patio.



### **Allocated Car Parking**

The apartment benefits from allocated car parking directly in front of the apartment.

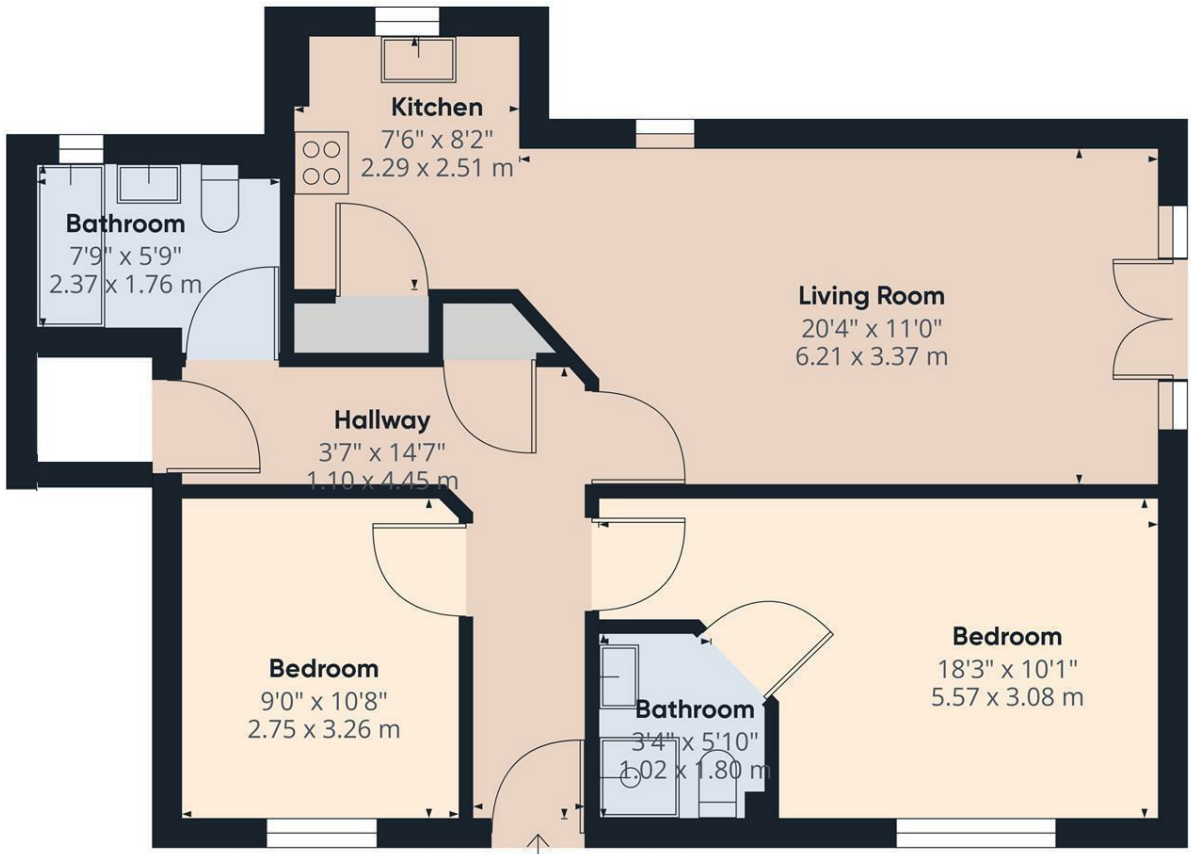
### **Council Tax - C**

Amber Valley

### **Leasehold**

Term: 999 years from 14th November 2007.

£135 per month to cover the Service Charge and Ground Rent.



Approximate total area<sup>1)</sup>  
 705.81 ft<sup>2</sup>  
 65.57 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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Council Tax Band: C  
Tenure: Leasehold



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 