

## 11

Village Court, Duffield, Belper, Derbyshire, DE56

Price £65,950 Leasehold



- Highly Appealing First Floor Apartment
- Located in Duffield Village
- A Short Stroll to the Village Shops, Doctors & Bus/Train Service
- Gas Central Heating & Double Glazing
- Lounge
- Kitchen
- One Double Bedroom
- Shower Room
- Communal Grounds & Gardens
- Communal Car Parking Spaces





## Summary

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PRIVATE FIRST FLOOR APARTMENT – A one bedroom first floor apartment that overlooks Duffield's Tennis Club – popular assisted development for the over 60's - NO CHAIN INVOLVED

This particular apartment occupies a very pleasant position within this sought after development within minutes of Duffield Village excellent amenities.

The apartment benefits from gas central heated and double glazed living accommodation and briefly consists of a lounge, fitted kitchen, bedrooms and shower room.

There are well kept communal gardens and grounds and car parking spaces.

# F&C

## The Location

The village of Duffield provides an excellent range of amenities including a varied selection of shops, post office, library, historic St Alkmund's church and a selection of good restaurants and pubs. Excellent medical facilities at Appletree is located within walking distance of this particular apartment.

There are also regular train and bus services into Derby City Centre and Belper and again are within walking distance of this apartment. Local recreational facilities within the village include squash, tennis, cricket, football, rugby and the noted Chevin golf course.

A further point to note is that the Derwent Valley in which the village of Duffield nestles is one of the few world heritage sites and is surrounded by beautiful countryside.

## Accommodation

### Private Entrance Hall

With half glazed entrance door, radiator, staircase leading to first floor and double glazed window. (Potential for stairlift).

### Hallway

With radiator and coving to ceiling.

### Lounge

11'5" x 8'7" (3.50 x 2.63)

With radiator, coving to ceiling, double glazed window with views towards Duffield Tennis Club and beyond and internal panelled door.



### Kitchen

10'0" x 5'1" (3.06 x 1.56)

With single sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base cupboards with matching worktops, built-in gas hob with extractor hood, built-in electric oven, integrated washing machine, integrated fridge, integrated freezer, tiled flooring, radiator, spotlights to ceiling and double glazed window.



### **Double Bedroom**

11'5" x 8'7" (3.49 x 2.62)

With wardrobe, radiator, coving to ceiling, double glazed window and internal panelled door.



### **Shower Room**

8'11" x 4'7" (2.72 x 1.42)

With double shower cubicle with chrome shower, fitted washbasin with fitted base cupboard underneath, low level WC, tiled splash-backs, tiled flooring, towel rail/radiator, spotlights to ceiling, wall cupboard with mirror, double glazed obscure window and internal panelled door.



### **Built-in Storage Cupboard One**

Providing storage.

### **Built-in Storage Cupboard Two**

Providing storage and housing the combination boiler.

### **Communal Grounds & Gardens**

There are well kept communal grounds and gardens.

### **Communal Car Parking Spaces**

There are communal car parking spaces.

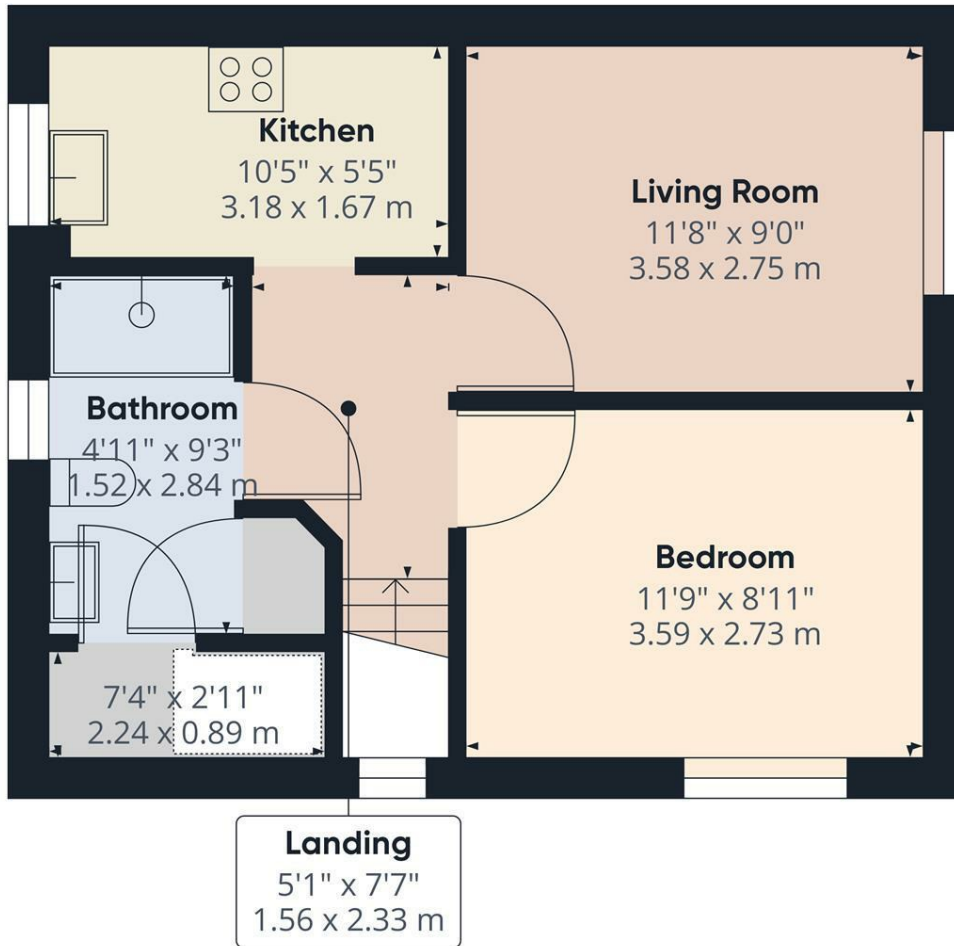
### **Leasehold**

Leasehold – The lease is held on a 75% share with Places For People retaining a 25% share. Please be advised upon resale the Lease is surrender and regranted for the term of 990 years.

A monthly service charge of £234.82 includes 24 hour entry Control, garden maintenance, buildings insurance, external maintenance, maintenance reserve, management fees and external lighting and rental. (The laundry room with washing machine and tumble dryer is also included within this service charge.)

### **Council Tax - A**

Amber Valley



Floor 1

Approximate total area<sup>®</sup>  
373.72 ft<sup>2</sup>  
34.72 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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11 Village Court  
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Council Tax Band: A  
Tenure: Leasehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	