



## 2 Bed Flat/Apartment

8 Castle Sawmills Mayfair Court, Duffield, Belper DE56 4JA

Offers Around £249,950 Freehold



**Fletcher  
& Company**

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- 2nd Floor Penthouse Apartment
- Close To Duffield Amenities and Bus/Train Service
- Lounge/Dining Room
- Sun Balcony
- Fitted Kitchen
- Two Double Bedrooms
- Fitted En-suite & Fitted Bathroom
- Communal Gardens
- Allocated Car Parking ( Visitors Spaces )
- Ecclesbourne School Catchment Area

PENTHOUSE - A lovely two bedroom, two bathroom apartment located within walking distances to Duffield shops, bus/train service, restaurants and doctors.

#### The Location

The village of Duffield is extremely sought after with an excellent range of amenities including a varied selection of shops and schools including The Meadows and William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is a regular train service to Derby City Centre which lies some five miles to the south of the village. The thriving market town of Belper is situated three miles north of the village and provides a more comprehensive range of shops and leisure facilities. Local recreational facilities within the village include squash, tennis, football, rugby and 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.

#### Accommodation

##### Secure Communal Entrance Hall

With stairs leading to penthouse.

##### Entrance Hall

23'7" x 3'1" (7.19 x 0.95)

With entrance door with chrome fittings, high ceilings, spotlights to ceiling, access to roof space, radiator, built-in laundry cupboard housing the hot water cylinder and plumbing for automatic washing machine and telephone intercom.

## Lounge/Dining Room

20'9" x 13'1" (6.34 x 4.00)



### Lounge Area

With radiator, high ceilings, spotlights to ceiling and double glazed French doors opening onto sun balcony.



### Dining Area

With open space leading into the lounge, open square archway leading into the kitchen, high ceilings, spotlights to ceiling and useful built-in storage cupboard.



## Sun Balcony

9'7" x 8'1" (2.94 x 2.48)

With black painted wrought iron railings enjoying a south-westerly aspect.



## Kitchen

11'1" x 9'6" (3.39 x 2.90)

With single stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with matching worktops, built-in four ring electric ceramic hob with stainless steel splashback and stainless steel extractor hood over, built-in stainless steel electric fan assisted oven, integrated dishwasher, integrated fridge, integrated freezer, feature vaulted ceilings, smoke alarm, large double glazed Velux style window and open square archway leading into the lounge/dining room.



## Double Bedroom One

13'2" x 13'2" (4.03 x 4.02)

With radiator, high ceilings, double glazed window and internal door with chrome fittings.



## En-Suite

6'8" x 4'0" (2.04 x 1.22)

With double shower cubicle with chrome fittings including shower, pedestal wash handbasin, low level WC, tiled splash-backs, matching tiled flooring, heated chrome towel rail/radiator, high ceilings, spotlights to ceiling, extractor fan and internal door with chrome fittings.



## Double Bedroom Two

10'3" x 10'2" (3.14 x 3.11)

With radiator, high ceilings, double glazed window and internal door with chrome fittings.



## Bathroom

6'8" x 5'7" (2.05 x 1.72)

In white with bath with chrome fittings, pedestal wash handbasin with chrome fittings, low level WC, tiled splash-backs with matching tiled flooring, high ceilings, spotlights to ceiling, heated chrome towel rail/radiator, extractor fan, wall mounted mirrored medicine cabinet and internal door with chrome fittings.



## Communal Gardens & Grounds

There are well-kept communal gardens and grounds.



### Car Parking

The property has an allocated car parking space. Visitors car parking spaces.



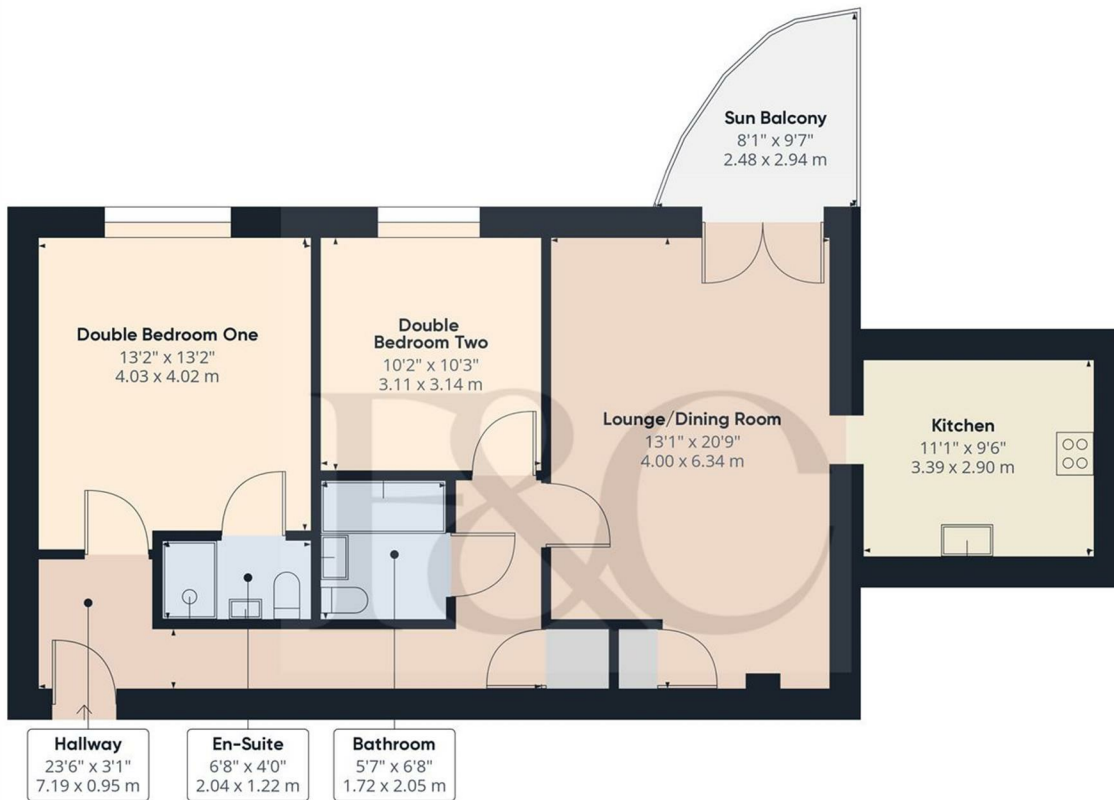
### Tenure

The buyer will become a 1/8th owner of the development freehold. The residents run their own management company to a high standard. The current agreement is to contribute £70 per month which covers ground rent and service charge and to build up a sinking fund. A small dog or cat is allowed.



### Council Tax Band - C

Amber Valley



Approximate total area<sup>1)</sup>  
 864.25 ft<sup>2</sup>  
 80.29 m<sup>2</sup>

(1) 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.

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### 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>79</b>	<b>79</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	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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