



2 Bed Apartment

5 Slater House Millers Way, Milford, Belper DE56 0UP

Price £165,000 Leasehold



2



1



2



B

**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Stunning 2nd Floor Apartment
- Delightful Sunny Open Views
- Gas Central Heating & Double Glazing
- Lounge with Sun Balcony
- Living Kitchen/Dining Room
- Two Double Bedrooms & Two Bathrooms
- Good Sized Garage 6.92m x 3.00m
- Private Position - Nicely Tucked Away
- Attractive Non-Through Road
- Very Convenient for Duffield, Belper and Bus Service.

STUNNING APARTMENT WITH GARAGE & OPEN VIEWS - A two double bedroom, two bathroom 2nd floor apartment located in the heart of Milford within a short distance of Duffield and Belper.

The Location

The historic village of Milford has an excellent range of amenities available locally. The City of Derby is approximately seven miles to the South providing a superb range of facilities including leisure centres, schools at all levels and the Derbion shopping centre.

The market town of Belper is approximately two miles away and offers a broad range of facilities including a supermarket and a range of quality delis and restaurants. Milford is also noted for its village inns, reputable primary school and is also one mile away from the village of Duffield, again offering a good range of amenities including a railway station.

This superb location offers fast access to the A6 and A38 leading to the M1 motorway and is also in the Derbyshire countryside with the River Derwent providing some delightful country walks.

Accommodation

Ground Floor

Secure Communal Entrance Hall

With stairs leading to apartment.

Entrance Hall to Apartment

23'6" x 3'1" (7.18 x 0.94)

With entrance door with chrome fittings, telephone intercom system, radiator, smoke alarm and useful built-in storage cupboard.

Lounge

16'3" x 10'3" (4.97 x 3.14)

With wall mounted electric fire, radiator, sealed unit double glazed window with beautiful countryside views and double glazed French doors opening onto sun balcony.



Sun Balcony

10'5" x 3'9" (3.18 x 1.15)

With decked floor, wrought iron black painted railings and beautiful countryside views.



Living Kitchen/Dining Room

16'0" x 7'1" (4.88 x 2.17)



Dining Area

With tiled flooring, spotlights to ceiling, radiator, sealed unit double glazed window with pleasant aspect to front and open space leading into kitchen area.



Kitchen Area

With single stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in stainless steel four ring gas hob with stainless steel extractor hood over, built-in stainless steel electric fan assisted oven, slimline dishwasher (included in the sale), plumbing for automatic washing machine, space for fridge/freezer, matching tiled flooring, spotlights to ceiling, wall mounted central heating boiler and internal door with chrome fittings.



Built-In Storage Cupboard

3'8" x 2'11" (1.13 x 0.89)

With shelving and providing storage.

Double Bedroom One

12'5" x 9'10" excluding door entry way (3.79 x 3.02 excluding door entry way)

With radiator, double glazed window with beautiful countryside views and internal door with chrome fittings.



En-Suite

7'10" x 5'5" (2.41 x 1.66)

With double shower cubicle with electric shower, pedestal wash handbasin, low level WC, tiled splash-backs, tiled flooring, radiator, extractor fan, double glazed obscure window and internal door with chrome fittings.



Double Bedroom Two

13'6" x 10'9" (4.14 x 3.28)

With radiator, double glazed window, double glazed French doors with Juliet style balcony and pleasant aspect to front and internal door with chrome fittings.



Bathroom

7'1" x 6'5" (2.16 x 1.97)

In white with bath with mixer tap/hand shower attachment, pedestal wash handbasin, low level WC, tiled splash-backs, tiled flooring, radiator, extractor fan, double glazed obscure window and internal door with chrome fittings.



Garage

21'0" x 9'10" (6.42 x 3.00)



Communal Gardens and Grounds

There are well kept communal gardens and grounds with lighting. Window cleaning included.

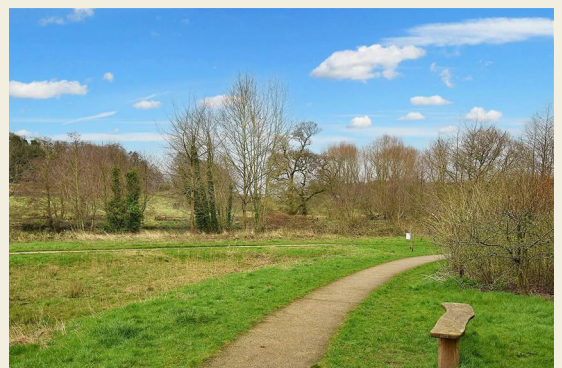


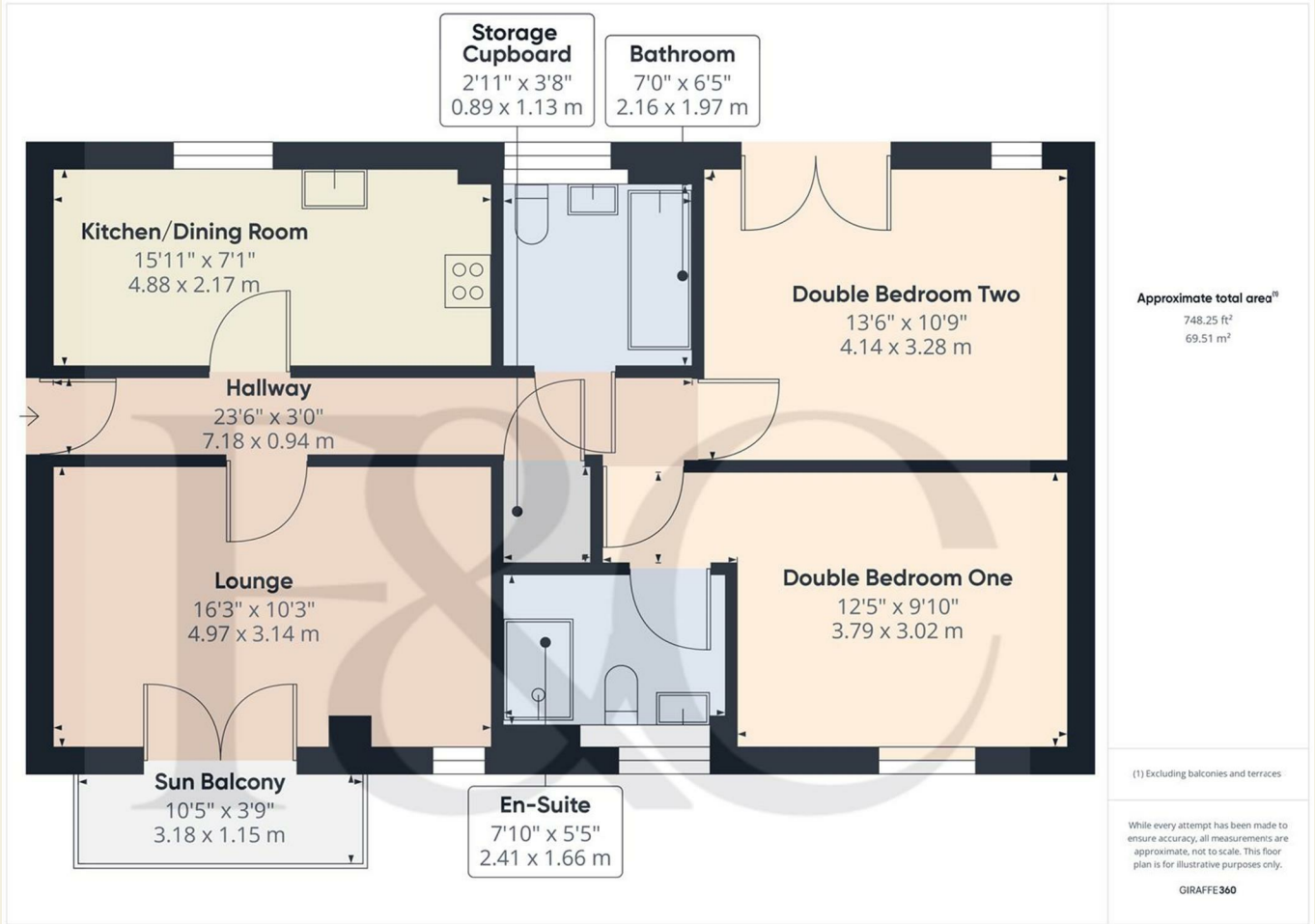
Tenure - Leasehold

150 Year Lease from 2007 with 133 years remaining. Ground Rent £200 per year. Service Charge including Building Insurance is £250 per month.

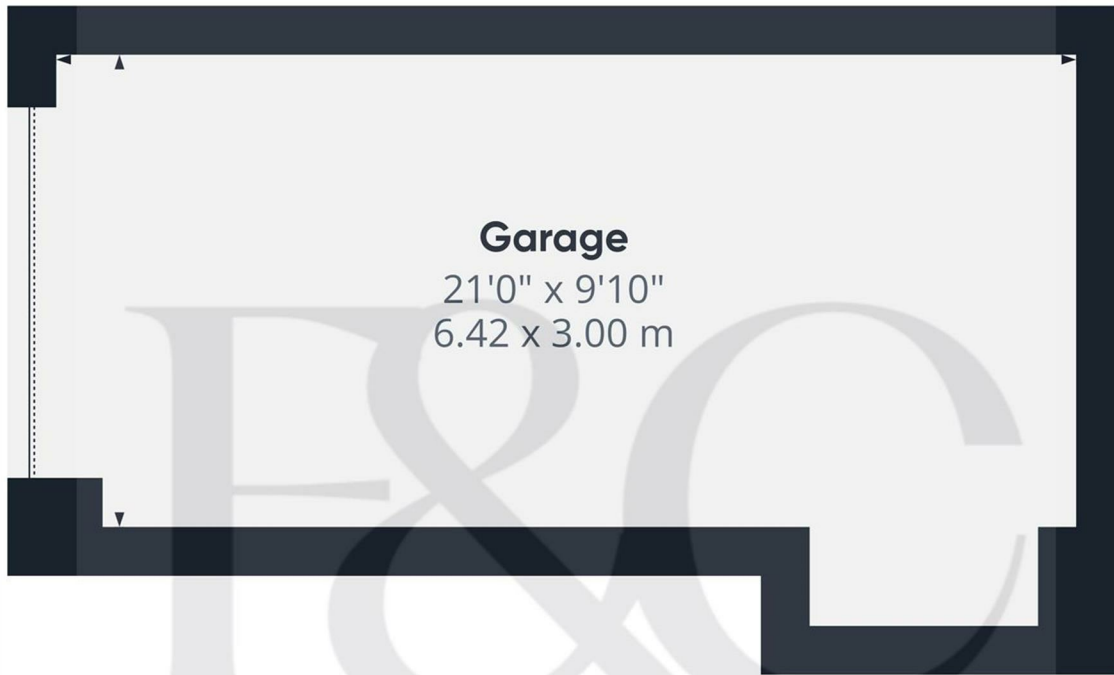
Council Tax Band - C

Amber Valley





These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Garage
 21'0" x 9'10"
 6.42 x 3.00 m

Approximate total area[®]
 222.65 ft²
 20.69 m²

(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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(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	

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.