



2 Bed Flat/Apartment

21 Lodge Close, Duffield, Belper DE56 4HE

Offers Around £179,950 Leasehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Frist Floor Apartment
- A Short Walk to Duffield Village Amenities
- Lounge/Dining Room
- Fitted Kitchen
- Two Bedrooms
- Fitted Bath with Shower
- Car Parking
- Garage

A WELL PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT LOCATED WITHIN A SHORT WALK OF DUFFIELD VILLAGE EXCELLENT AMENITIES

The gas central heating and double glazed living accommodation consists of: lounge/dining room, fitted kitchen, two bedrooms and fitted bathroom with shower.

Communal gardens and car parking. The apartment also has a garage.

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. The village has excellent medical and educational facilities both at primary and secondary level (Ecclesbourne Secondary School). There is a regular bus service along the A6 between Derby and Belper. Also a regular train service into Derby City centre, which lies some 5 miles to the south of the village. 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.

The famous market town of Ashbourne, known as the gateway to Dovedale and The Peak District National Park lies approximately 10 miles to the west. The thriving market town of Belper is situated 3 miles north of the village and provides a more comprehensive range of shops and leisure facilities.

Accommodation

Ground Floor

Private Entrance Door Leading to Apartment

Hallway

Lounge/Dining Room

17'8" x 10'11" (5.41 x 3.35)

With radiator and double glazed window.



Kitchen

9'4" x 8'11" (2.85 x 2.72)

With single stainless steel sink unit, wall and base units, matching worktops, built-in four ring gas hob with extractor hood, built-in electric oven, wall mounted central heating boiler, plumbing for automatic washing machine and double glazed window.



Inner Lobby

With built-in storage cupboard with shelving.

Bedroom One

10'7" x 8'10" (3.23 x 2.70)

With built-in wardrobe, radiator and double glazed window.



Bedroom Two

10'7" x 7'7" (3.25 x 2.33)

With radiator and double glazed window.



Bathroom

6'8" x 5'7" (2.04 x 1.72)

With bath with chrome shower over with shower screen door, fitted washbasin with fitted base cupboard underneath, low level WC, tiled splash-backs, tiled flooring, heated chrome towel rail/radiator and extractor fan.



Car Parking & Garage

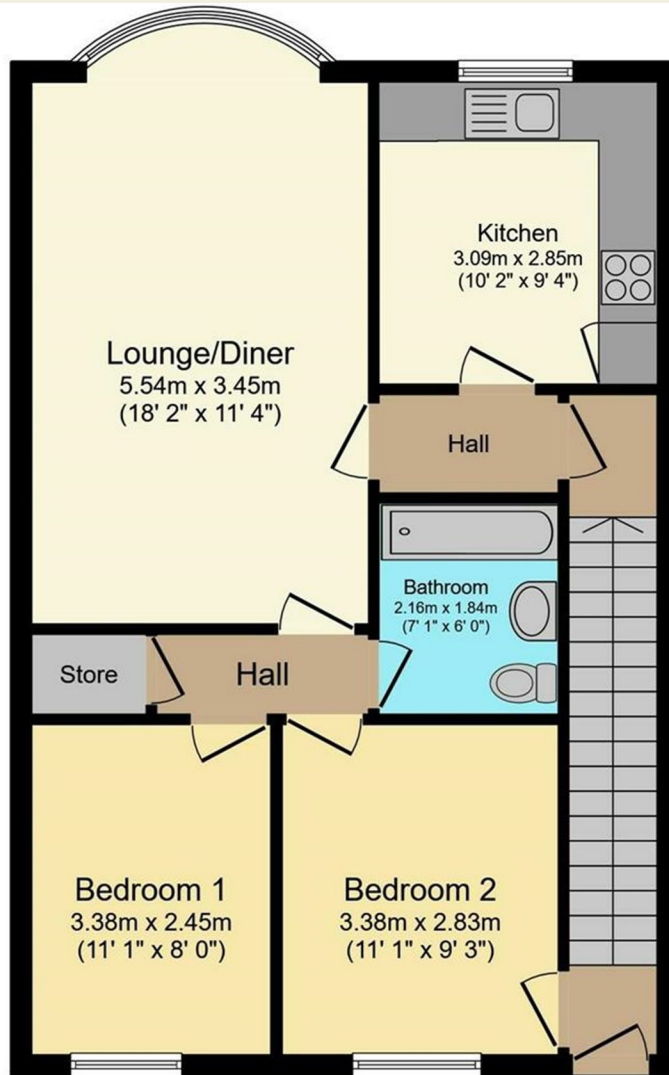


Leasehold

Leasehold 999 years from 1975. Annual service charge: £720. Annual ground rent: £30

Council Tax - B

Amber Valley



Total floor area 64.7 (697) approx

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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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