



## 2 Bed Flat/Apartment

13 Leighton Way, Belper DE56 1SU

Price £155,000 Leasehold



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**Fletcher  
& Company**

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- Ground Floor Apartment
- Cul-de-sac Location - A Short Walk into Belper Town Centre
- Electric Heating & Double Glazed Windows
- Lounge
- Kitchen/Dining Room
- Two Double Bedrooms & Two Bathrooms
- Well Kept Communal Gardens & Grounds
- Allocated Car Parking Space
- No Chain Involved
- Popular Modern Development Close to Belper & Excellent Amenities

GROUND FLOOR APARTMENT CLOSE TO BELPER TOWN CENTRE – A two bedroom, two bathroom ground floor apartment located in a cul-de-sac location just a short walk to Belper town centre amenities.

The property benefits from electric heating and double glazed windows and briefly consists of entrance hall, lounge, kitchen/dining room, double bedroom one with en-suite, double bedroom two and bathroom.

There are well kept communal gardens and grounds. Allocated parking space.

Offered for sale with no chain involved.

#### The Location

The property is within walking distance to the centre of Belper, which provides an excellent range of amenities including a supermarket, shops, education at all levels, Railway Station, public houses, restaurants and recreational facilities.

The village of Duffield is some three miles to the south and the City of Derby is eight miles to the south. The famous market town of Ashbourne, known as the gateway to Dovedale and the Peak District National Park, lies approximately ten miles to the west. Matlock bath is 10 miles to the north.

For those who enjoy the outdoor pursuits the nearby Derbyshire countryside provides some delightful scenery and walks along the banks of the River Derwent.

#### Accommodation

##### Ground Floor

##### Secure Communal Entrance Hall



### Entrance Hall to Apartment

12'10" x 8'3" (3.93 x 2.54)

With entrance door, radiator, built-in cupboard housing the hot water cylinder, telephone intercom system and two useful built-in storage cupboards.



### Lounge

24'6" x 13'1" (7.47 x 3.99)

With electric fire, radiator, open space leading to kitchen/dining room and double glazed window.



### Kitchen/Dining Room

With one and a half sink unit with chrome mixer tap, wall and base fitted units with matching worktops, built-in four ring electric hob, built-in electric fan assistant oven, extractor hood, plumbing for automatic, washing machine, integrated fridge/freezer, Karndeian flooring, radiator, open space leading to lounge and double glazed window.



### Double Bedroom One

12'0" x 11'2" (3.66 x 3.41)

With one and a half sink unit with chrome mixer tap, wall and base fitted units with matching worktops, built-in four ring electric hob, built-in electric fan assistant oven, extractor hood, plumbing for automatic, washing machine, integrated fridge/freezer, Karndean flooring, radiator, open space leading to lounge and double glazed window.



### En-Suite

6'8" x 4'7" (2.05 x 1.40)

With double shower cubicle with chrome shower, pedestal wash handbasin, low level WC, tiled splashbacks, tiled flooring, spotlights to ceiling, extractor fan and heated chrome towel/radiator.



### Bedroom Two

6'9" x 6'6" (2.07 x 1.99)

With radiator and double glazed window.



### Bathroom

6'9" x 6'6" (2.07 x 1.99)

With bath, pedestal wash handbasin, low level WC, tiled splashbacks, tiled flooring, spotlights to ceiling, extractor fan and heated chrome towel/radiator.



### Communal Grounds and Gardens

There are well kept communal grounds and gardens.

### Car Parking

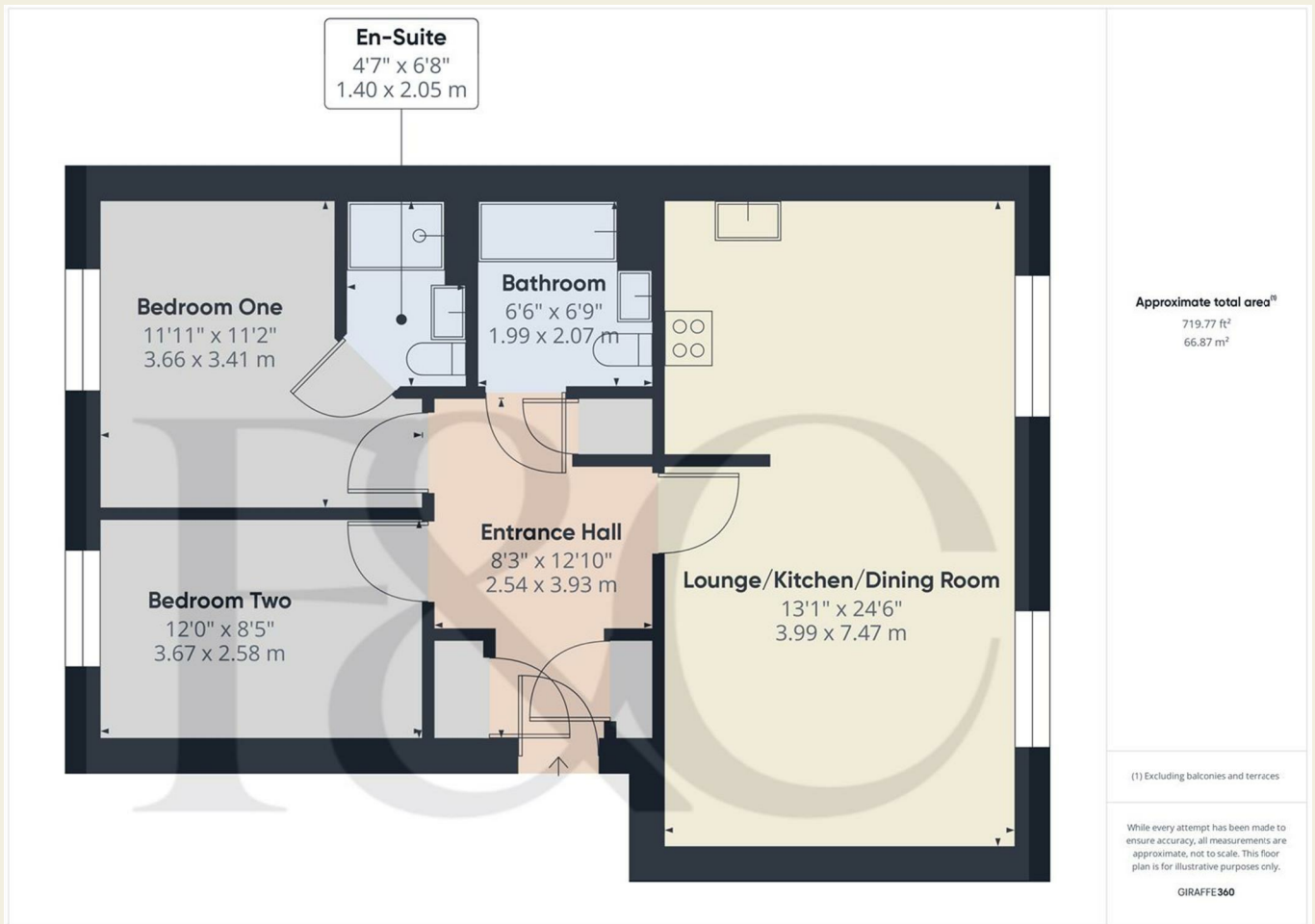
There is one allocated car parking space directly in front of this apartment.



### Leasehold


Lease 999 years from December 2007. Current Service Charge £110 per month (£1,320 per annum) This includes communal area internal cleaning, window cleaning, landscape maintenance, building insurance, electric to communal areas, fire maintenance and repairs to communal areas.

### Council Tax Band C



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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>	72	81
(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 CO2 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 CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	