



2 Bed Flat/Apartment

1 Auckland Place, Duffield, Belper DE56 4BQ

Offers Around £239,950 Leasehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Fabulous Ground Floor Apartment
- A Short Walk to Duffield Village Amenities
- Beautifully Presented Throughout - Ready to Move Straight Into !
- Gas Central Heating & Double Glazing
- Lounge
- Fitted Kitchen/Dining Room with Built-In Appliances
- Two Double Bedrooms
- Fitted En-Suite Bathroom & Fitted Shower Room
- Two Allocated Car Parking Spaces
- Ideal for Professionals/Retired Persons - No Chain Involved

BEAUTIFUL GROUND FLOOR APARTMENT FOR PROFESSIONALS/RETIRED PERSONS – A two double bedroom, two bathroom, apartment benefiting from two allocated car parking spaces located in this popular development, just a short walk away from Duffield village amenities.

This lovely ground floor apartment is ready to move straight into with the benefit of recently fitted carpet and, in brief, the gas central heated and double glazed living accommodation consists of, entrance hall with useful double storage cupboard, lounge, inner hall (study area) fitted kitchen/dining room with built-in appliances, double bedroom one with fitted wardrobes and fitted en-suite, bathroom, double bedroom two and fitted separate shower room.

There are well kept communal gardens and grounds.

This particular apartments benefits from two allocated car parking spaces directly in front of the apartment.

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, medical facilities and schools including The Meadows, William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is 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, 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

Ground Floor

Secure Communal Entrance Hall

With secure door giving access to apartment.

Entrance Hall To Apartment (L-Shaped)

10'1" x 5'3" (3.08 x 1.62)

With entrance door with chrome fittings, high ceilings, radiator, telephone intercom and fitted carpet.



Built-In Double Storage Cupboard

4'7" x 2'2" (1.42 x 0.67)

Providing storage with power and lighting with double opening doors and fitted carpet.

Lounge

14'8" x 11'5" (4.49 x 3.48)

With fitted carpet, high ceilings, two radiators, TV point, telephone point, double glazed window with fitted blind with aspect to front and internal oak veneer door with chrome fittings.



Inner Lobby

With fitted carpet, double glazed window to side with fitted blind, open space leading to kitchen/dining room and open space leading to lounge (inner hallway could be used as a study area)

Kitchen/Dining Room

13'1" x 11'5" (3.99 x 3.49)

With corner one and a half stainless steel sink unit with mixer tap, wall and base fitted units with attractive matching worktops, tile splashbacks, two wall mounted glass shelves, built-in stainless steel, four ring gas hob with stainless steel splashback and stainless steel extractor hood over, built-in stainless steel, electric fan assistant oven, integrated fridge/freezer, integrated slimline dishwasher, integrated washer/dryer, wood effect flooring, high ceilings, spotlights to ceiling, ceiling lights, radiator, three tinted wall mounted mirrors, double glazed window with fitted blind with aspect to rear.



Double Bedroom One

11'1" x 9'9" (3.38 x 2.99)

With attractive built-in double wardrobes with sliding doors, fitted carpets, high ceilings, radiator, telephone point, double glazed window to front with fitted blind and internal oak veneer door with chrome fittings.



En-Suite Bathroom

7'6" x 6'4" (2.29 x 1.94)

With bath with chrome fittings including mixer tap/hand shower attachment with shower screen door, pedestal wash handbasin with chrome fittings, low level WC, tile splashbacks, tile effect flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, shaver point, large fitted mirror and internal oak veneer door with chrome fittings.



Double Bedroom Two

13'0" x 10'1" (3.98 x 3.08)

With built-in cupboard housing the central heating boiler and also providing storage with shelving and fitted carpet, high ceilings, radiator, telephone point, double glazed window with fitted blind with aspect to rear and internal oak veneer door with chrome fittings.



Shower Room

6'2" x 5'10" (1.90 x 1.80)

With separate corner shower cubicle with chrome fittings including shower, fitted washbasin with chrome fittings and fitted base cupboard underneath, low level WC, tile splashbacks, tile flooring, heated chrome towel rail/radiator, high ceilings, spotlights to ceiling, extractor fan, large fitted mirror and internal door with chrome fittings.



Communal Gardens & Grounds

There are well kept communal gardens and grounds.

Car Parking

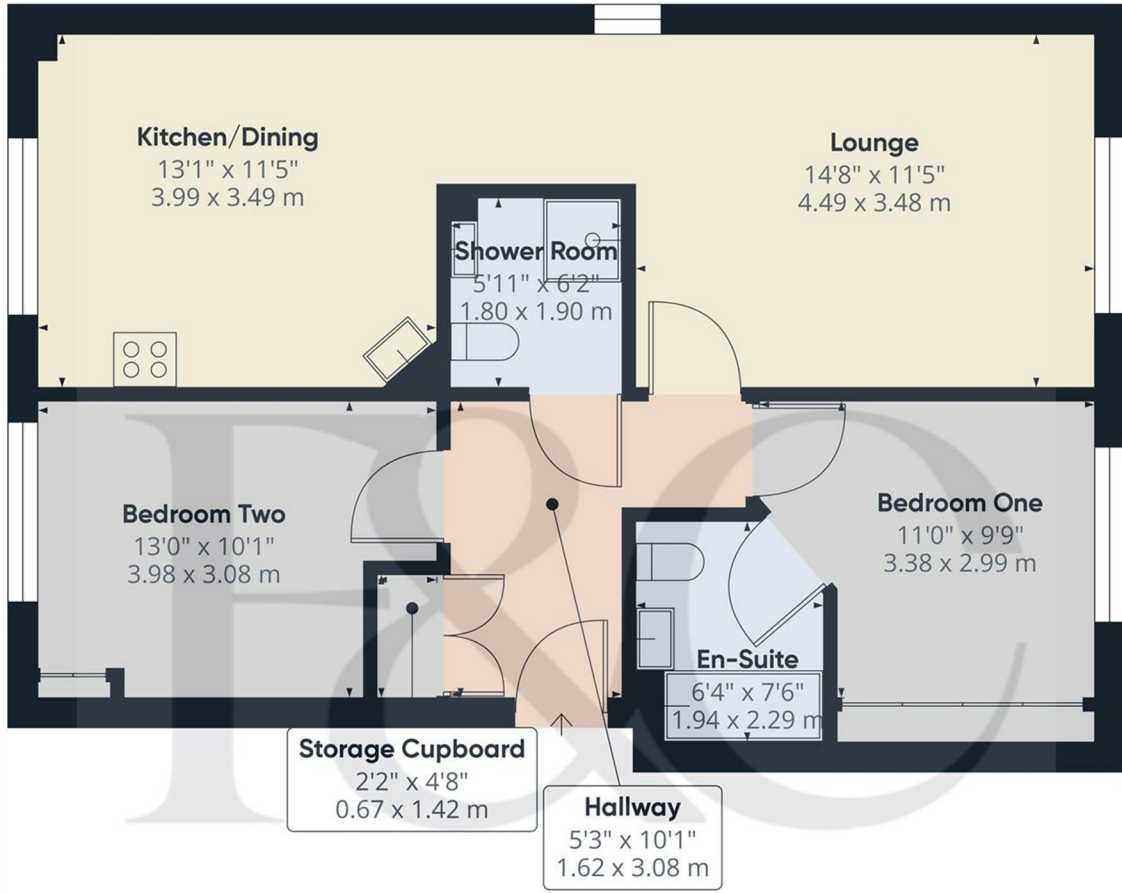
This particular apartment benefits from two allocated car parking spaces directly in front of the property.



Leasehold

The property is leasehold, built between 2007 and 2008 with a 999-year lease. The service charge is £120 per month.

Council Tax Band C



Approximate total area¹⁾
741.63 ft²
68.9 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.
Calculations are based on RICS IPMS 3C standard.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	79	81
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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