



## 1 Bed Flat/Apartment

Village Court Town Street, Duffield, Belper DE56 4EG

Price £74,950 Leasehold



**Fletcher  
& Company**

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- Ground Floor Apartment
- Strictly for Over 60's
- Located in the Heart of Duffield Village
- Gas Central Heating & Double Glazing
- Lounge/Dining Room
- Fitted Kitchen
- One Double Bedroom
- Fitted Shower Room
- Communal Gardens & Car Parking
- No Chain Involved

A ground floor, one bedroomed retirement apartment for the over 60's offered on a 75% ownership basis. The property commands a fine position within the heart of Duffield village thus being within walking distance of a wide range of high quality amenities including a selection of shops, public houses, library, medical centre, and regular public transport services. The accommodation benefits from upvc double glazing and gas central heating and briefly comprises: reception hall, lounge/dining room, fitted kitchen, double bedroom and shower room. Communal gardens and car parking. Available with no chain.

#### 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

##### Ground Floor

##### Entrance Hall

10'4" x 3'2" (3.17 x 0.98)

With half glazed entrance door and radiator.

##### Storage Cupboard

Providing storage with shelf.



## Lounge/Dining Room

11'7" x 8'11" (3.54 x 2.72)

With fitted carpet, radiator, double glazed window overlooking communal gardens and internal door.



## Kitchen

10'5" x 5'5" (3.18 x 1.66)

With single stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, gas/electric cooker point, fridge space, freezer space, radiator, tiled effect flooring, double glazed window with fitted blind and internal door.



### Double Bedroom One

8'11" x 8'11" (2.74 x 2.73)

With built-in cupboard housing the combination boiler, fitted carpet, radiator, double glazed window and internal door.



### Shower Room

6'6" x 5'0" (1.99 x 1.53)

With double shower cubicle with electric shower, fitted wash basin fitted base cupboard underneath, low level WC, tile splashbacks, tiled effect flooring, heated chrome towel rail/radiator, double glazed obscure window and internal door.



### Communal Gardens

There are well-kept communal gardens and grounds.

### Communal Car Parking

There are communal car parking spaces.

On-Site Laundry Room

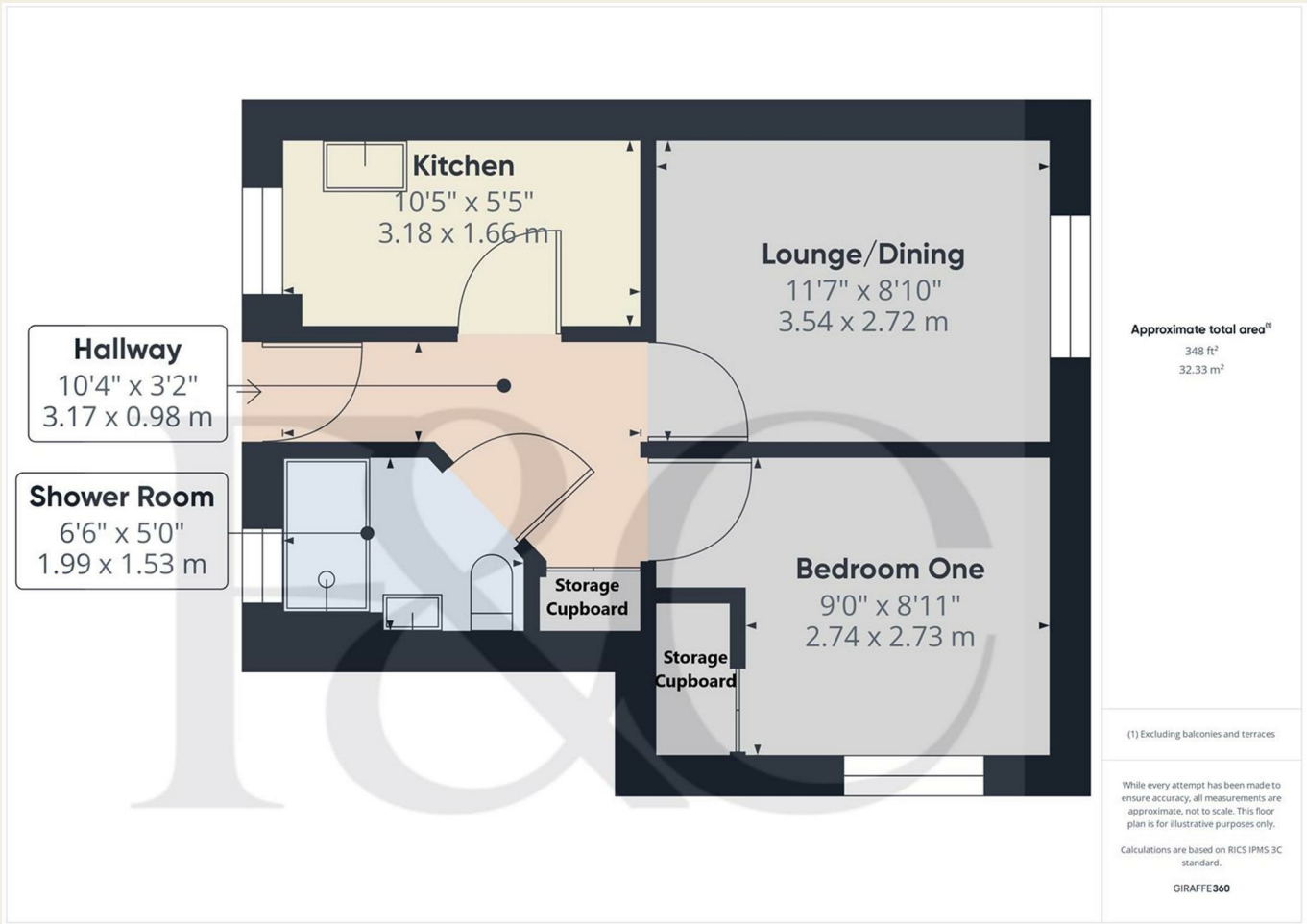
For the residents, there is an on-site laundry room for washing and drying.

Leasehold

Leasehold – The lease is held on a 75% share with Places For People retaining a 25% share. Please be advised upon resale the Lease is surrender and regranted for the term of 990 years.


A monthly service charge of £234.82 includes 24 hour entry Control, garden maintenance, buildings insurance, external maintenance, maintenance reserve, management fees and external lighting and rental. (The laundry room with washing machine and tumble dryer is also included within this service charge.)

Council Tax A



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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	77
(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>		81
(69-80) <b>C</b>	74	
(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	