



1 Bed Flat/Apartment

6 De Ferrers Court Tamworth Street, Duffield, Belper DE56 4HL

Price £195,000 Leasehold



**Fletcher
& Company**

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- Superior Ground Floor Apartment
- Views Over Landscaped Communal Gardens
- Lounge with French Doors to Patio
- Fitted Kitchen/Diner with Built-In Appliances
- One Double Bedroom with Wardrobes
- Fitted Shower Room
- Patio Garden with Views Over Communal Landscaped Garden
- A Short Walk in to Duffield Village
- Strictly For Over 55's
- The Apartment Includes Parking For One Vehicle. Visitors Car Parking Spaces.

GROUND FLOOR APARTMENT WITH PATIO GARDEN - Enjoying views over landscaped gardens and occupying a most exclusive and sought after development within a short walk to the centre of Duffield.

De Ferrers court is strictly for the over 55's and the development is set within the formal gardens of a fine Georgian mansion and really must be seen to be appreciated.

This fabulous ground floor apartment located in the desirable De Ferrers Court, Duffield, is a beautifully presented one-bedroom flat offers a comfortable living space of 485 square feet, perfect for those seeking a tranquil lifestyle.

As you enter, you will be greeted by a well-appointed reception room with French doors opening onto a patio that provides a warm and inviting atmosphere. The apartment features a modern fitted kitchen/diner and shower room.

One of the standout features of this property is the charming patio garden, where you can enjoy the fresh air and picturesque views over the landscaped communal gardens.

This residence is ideally situated just a short walk from excellent amenities in Duffield, making it convenient for shopping, dining, and leisure activities. The property is strictly available for individuals over the age of 55, promoting a peaceful and community-oriented environment.

Additionally, the apartment includes parking for one vehicle. Visitors car parking spaces.

The Location

The property is within minutes of Duffield village centre, Ecclesbourne school/William Gilbert/Meadows and bus stop (regular bus/train service). Duffield railway station is only a 5 minute walk from the property. The village itself provides an excellent range of amenities including a selection of shops, cafes, doctors, restaurants and public houses. Local recreational facilities within the village include squash, tennis, cricket, football, cricket 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.

Accommodation

Ground Floor

Porch

3'6" x 3'6" (1.09 x 1.08)

With half glazed entrance door, inset door mat and panelled door giving access to hallway.

Hallway

14'2" x 6'0" x 2'11" x 2'11" (4.33 x 1.83 x 0.91 x 0.90)

With tiled effect flooring, radiator and coving to ceiling.

Walk-in Cupboard

3'11" x 3'6" (1.21 x 1.08)

With matching tiled effect flooring, shelving, light and internal panelled door.

Lounge

11'8" x 10'2" (3.56 x 3.11)

With radiator, fitted display shelving, double glazed window with fitted blind to rear, coving to ceiling and double glazed French doors opening onto patio.



Patio

Providing a pleasant sitting out space with views across the landscaped communal gardens.

Kitchen/Diner

10'7" x 10'6" (3.25 x 3.22)

With inset sink with mixer tap, wall cupboards, matching splashbacks, a good range of base cupboards with drawers again with matching worktops, four ring hob with concealed extractor hood, built-in oven, integrated slimline dishwasher, integrated fridge/freezer, integrated washing machine, concealed Worcester boiler, matching tiled effect flooring and double glazed window to front with fitted blind.



Double Bedroom One

9'10" x 9'8" (3.01 x 2.95)

With walk-in double shower with chrome fittings including shower, pedestal wash handbasin with chrome fittings, low level WC, radiator, tiled effect flooring, extractor fan, wall mounted mirror bathroom cabinet, double glazed obscure window with fitted blind and internal panelled door.

Shower Room/Bathroom

7'4" x 5'4" (2.25 x 1.65)

With a good range of fitted wardrobes, matching dressing table with drawers, radiator, coving to ceiling, double glazed window to rear with fitted blind and internal panelled door.



Landscaped Communal Gardens

The maintained gardens are a very special feature of this development and must be seen to be appreciated with charming seating area, sweeping lawns, duck island and fine specimen trees.



Car Parking

An allocated car parking space is provided along with a separate visitors car parking area. The allocated car parking space is allocated opposite the apartment itself.

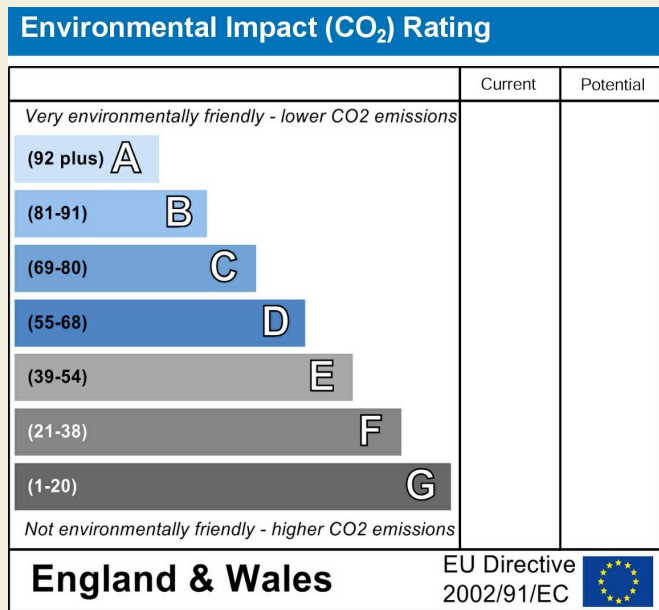
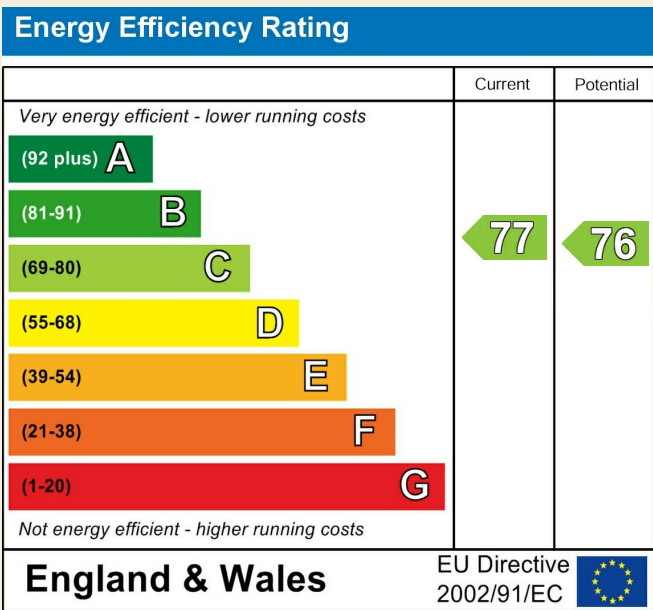
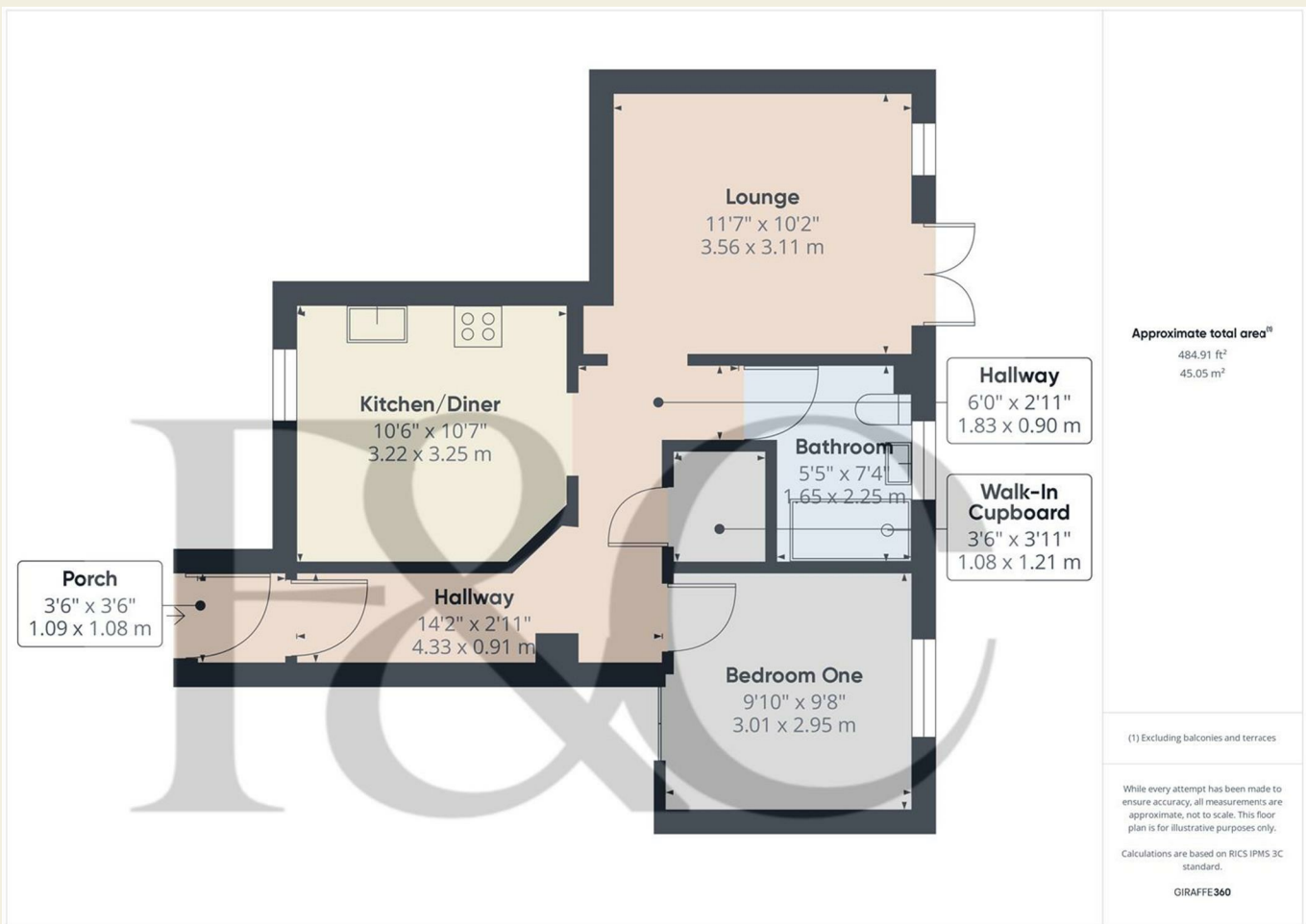


Tenure

The property is leasehold built between 1995 and 1996 with 199 year lease. There is a service charge payable of £105 per month and additional £250 per year. The property is strictly for over 55's.



Council Tax Band B



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