



2 Bed Flat/Apartment

Apartment 9 Cutler Brook
Drive, Kedleston Grange
Allestree
Derby
DE22 2EE

£950 Per Calendar Month

Fletcher
& Company

Apartment 9 Cutler Brook Drive, Kedleston Grange Derby



- Superb New Build Apartment - Ground Floor • TWO Allocated Car Parking Spaces • Gas Central Heating & Double Glazing • Entrance Hallway, Open Plan Living Kitchen • Two Double Bedrooms • Contemporary Bathroom • Fitted Blinds • Close to Local Amenities & Open Countryside • Ideal for Professionals • Available Early June 2025

SUPERB NEW BUILD APARTMENT - A beautiful modern, ground floor two double bedroom apartment with two parking spaces, set within this sought after location on the new Kedleston Grange development on the outskirts of the popular residential suburb of Allestree.

The property has been presented to a tasteful neutral theme and offers spacious light accommodation with contemporary fixtures and fittings throughout. The property benefits from being on a very generously sized plot which receives great natural light, this stylish apartment has also had stylish blinds fitted.

There is a communal entrance hallway. The property then has its own entrance hallway, with storage cupboard and superb open plan living dining kitchen, two bedrooms and a contemporary bathroom.

Outside, the property has communal maintained garden areas and has the benefit of TWO allocated parking spaces. There is also a generous offering of visitor car parking spaces

* EPC Rating B * Council Tax Band B * Security Deposit £1096 *
Available Early June 2025





THE LOCATION

The property is located on the edge of Allestree, which provides an excellent range of local amenities including the noted Park Farm Shopping Centre and regular bus services.

Local recreational facilities include Woodland's Tennis Club, Allestree Park, with golf course and fishing lake, Markeaton Park with boating and fishing lake and Kedleston Golf course all a short distance away.

The property is also on the doorstep of the Kedleston Estate, offering many pleasant countryside walks.

The property is situated close to the very sought after village of Quarndon, some three miles north of Derby City centre

The popular village of Duffield lies approximately 2 miles north and has a wider range of amenities including a selection of shops and train service.

ACCOMMODATION

GROUND FLOOR

Communal Entrance

Entrance through communal entrance door into the communal hallway with intercom entry system, leading to the ground floor apartment entrance door.

Apartment Entrance Hallway

10'9" x 5'8" (3.28m" x 1.73m")

Entrance through composite entrance door into the apartment entrance hallway with grey tile effect flooring, wall mounted digital thermostat, intercom entry phone, central heating radiator, smoke alarm and panelled doors giving access to a superb open plan living area, two bedrooms, bathroom and a useful built-in storage cupboard.

Useful Storage Cupboard

4'5" x 2'3" (1.35m" x 0.69m")

With grey tile effect flooring, telephone point and wall mounted electrical fuse box.

Superb Open Plan Living/Dining/Kitchen

19'5" x 13'8" (5.92m" x 4.17m")

Kitchen Area

Fitted with a range of white wall, base and drawer units with brushed stainless steel handles and roll edge laminated grey woodgrain effect worksurface over, matching splash-back, stainless steel one and a half sink drainer unit with chrome mixer tap, Zanussi stainless steel electric oven with gas four ring hob and stainless steel extractor canopy over, stainless steel splash-back, low level appliance space with plumbing for automatic washing machine, wall mounted cupboard housing a Baxi combination boiler, grey tile effect flooring, smoke alarm and two uPVC double glazed windows to the side elevation.

Living/Dining Area

With feature full height uPVC double glazed window to the front elevation with further uPVC double glazed window to the front, central heating radiator, grey tile effect flooring and built-in tv and telephone media point.

Bedroom One

14'4" x 9'9" (4.37m" x 2.97m")

With central heating radiator, uPVC double glazed French doors with matching uPVC double glazed side panel windows to the rear elevation giving access to a paved pathway and overlooking communal gardens and uPVC double glazed window to the side elevation.

Bedroom Two

13'6" x 8'10" (4.11m" x 2.69m")

With central heating radiator, built-in double wardrobe with double opening doors and uPVC double glazed window to the side elevation.

Contemporary Bathroom

7'8" x 5'7" (2.34m" x 1.70m")

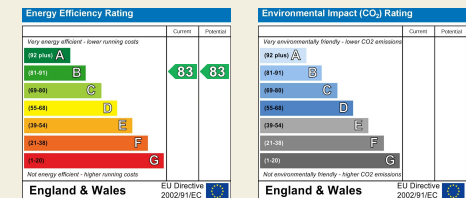
Fitted with a white three-piece suite comprising concealed cistern low level WC with push button flush, wall mounted ceramic wash handbasin with chrome monobloc mixer tap and ceramic tiled splash-backs, panelled bath with chrome mixer tap with shower attachment and glazed shower screen, ceramic tiled splash-backs, grey tile effect flooring, central heating radiator, extractor fan and uPVC obscure double glazed window to the rear elevation.

Council Tax Band

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

T: 01332 843390

E: duffield@fletcherandcompany.co.uk
www.fletcherandcompany.co.uk



Fletcher
& Company

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.