

Fletcher & Company

Flat 1, The Old Bike Shop 1a The Bridge, Milford, Belper, Derbyshire, DE56 0RR

£165,000

Leasehold



- A Superbly Appointed First Floor Apartment In Historic Building
- Located Within Sought After Village Of Milford
- Entrance Hall And Inner Hallway
- A Comprehensively Fitted Breakfast Kitchen
- Lounge With Double Aspect Windows
- Two Double Bedrooms
- Modern Shower Room
- Off Road Parking For One Car
- Delightful Rear Garden/Patio
- Access To Open Countryside And Road/Rail Network





Summary

Nestled in the charming village of Milford, Belper, this delightful first-floor apartment offers a unique opportunity to reside within a UNESCO World Heritage site. Spanning 552 square feet, the property features a landing/hallway, a comfortable lounge, fitted breakfast kitchen, two well-proportioned bedrooms and a modern shower room. It is both light and airy, creating a warm and inviting atmosphere.

Outside there is parking for one car and a delightful, low maintenance patio/entertaining area, ideal for alfresco living.

The flat is ideally situated within walking distance of stunning open countryside, perfect for those who enjoy outdoor pursuits and the beauty of nature. The historic village of Milford is highly sought after, providing a picturesque setting with a rich heritage and a strong sense of community. There are a variety of local pubs and restaurants within walking distance. Belper is less than two miles away and has a huge variety of shops, restaurants, pubs, cafes, a cinema and a fantastic range of community groups.

For those who require convenient transport links, this property boasts easy access to the Peak District, as well as major routes including the A38 and M1, making it an excellent choice for commuters. Train stations in nearby Belper and Duffield provide access to London St Pancras and other major cities.

This property presents an exceptional opportunity for anyone looking to embrace a tranquil lifestyle in a beautiful location, while still being within reach of the amenities and attractions of nearby Belper and Derby. Whether you are a first-time buyer, a couple, or someone seeking a peaceful retreat, this apartment is sure to impress.

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The Location

The apartment is located close to Makeney and is noted for its Holly Bush Inn and Makeney Hall with its splendid grounds. The nearby villages of Milford, Holbrook and Duffield offer an excellent range of amenities including noted primary schools, a varied selection of shops and a regular bus service. Belper, a thriving town is situated only 2 miles away and offers a more comprehensive range of facilities and leisure facilities. Chevin golf course located in Duffield is highly regarded and delightful walks can be found in the neighbouring hills. Other places of interest is Carsington water and the famous market town of Ashbourne known as the gateway to the Peak District. Nearby transport links include the A6 and A38 which leads to the M1 motorway.

Accommodation

Ground Floor

Own Private Entrance

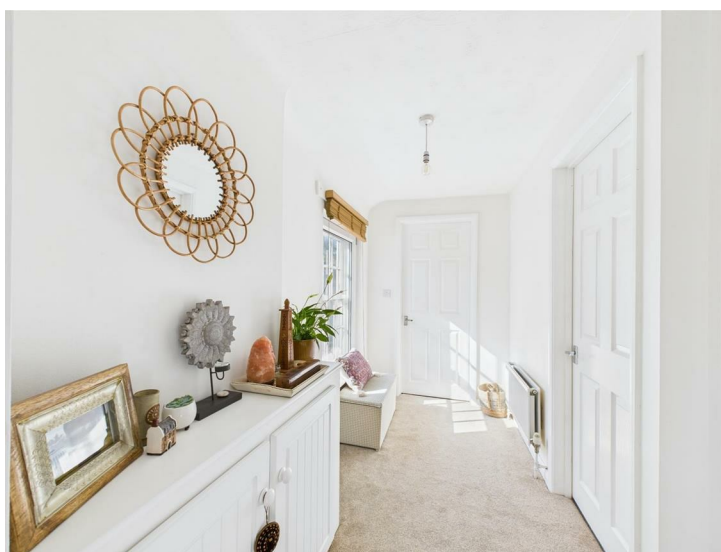
2'11" x 2'9" (0.89 x 0.84)

With double glazed front door and stairs leading to the first floor accommodation.

Hallway

9'10" x 4'11" (3.00 x 1.50)

With a central heating radiator and sash period window with double glazing enjoying an elevated outlook.



Breakfast Kitchen

11'6" x 9'6" (3.51m x 2.90m)

Comprehensively fitted with a range of base cupboards, drawers and eyelevel units with a complementary granite effect roll top worksurface over incorporating a sink/drainage with mixer tap over. There is an integrated electric oven and hob, plumbing for a washing machine, space for a refrigerator and tiling to the splashback. Having a radiator, a woodgrain effect floor and a sash window to the front elevation, providing a pleasant outlook.



Inner Lobby

Providing excellent storage space.

Bathroom/Shower Room

10' x 5'6" (3.05m x 1.68m)

Appointed with a modern three piece suite comprising a double shower cubicle with shower over and glass shower screen, a pedestal wash handbasin and a low flush WC. There is modern tiling to the walls and floor, a radiator and a cupboard housing the combination boiler. Having a double glazed window to the rear elevation.



Lounge

11'5" x 10'6" (3.48m x 3.20m)

A light and airy room with a sash window to the side and a sash window to the front with double glazing. There is a radiator.



Bedroom One

12'1" x 9'6" (3.70 x 2.90)

With a radiator and a double glazed window overlooking the delightful rear garden.



Bedroom Two

11'5" x 6'6" (3.50 x 2.00)

With a radiator and a double glazed window overlooking the rear garden.



Outside

To the rear there is a delightful patio area, ideal for alfresco living. In addition the property benefits from car parking for one vehicle.



Tenure

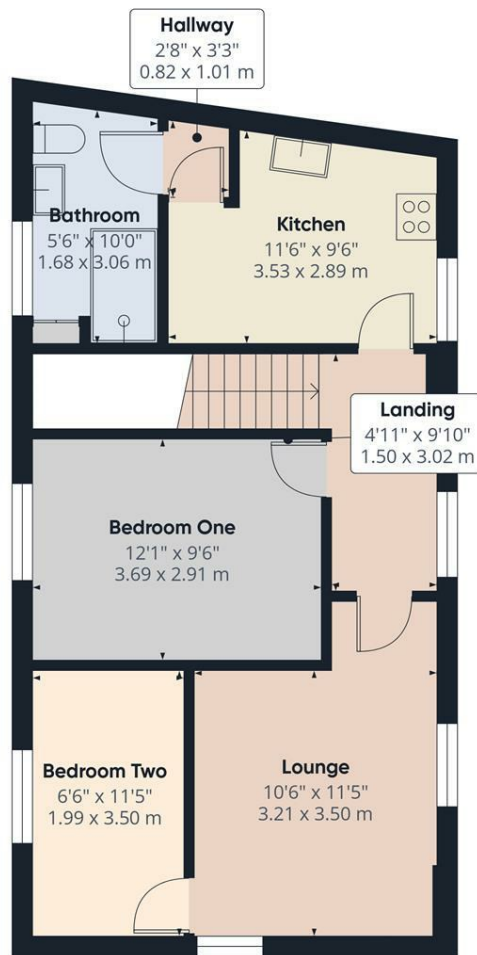
Leasehold - 125 years lease, approximately 117 years remaining however you are advised to have this information verified by your legal representative.

Service charge/ground rent - £28 per month (you are advised to have this information verified by your legal representative.

(This home cannot be used as an Airbnb).

Council Tax - A

Amber Valley



Approximate total area^m
541 ft²
50.2 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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Council Tax Band: A
Tenure: Leasehold

