

## 2 Bed Flat - Penthouse

12a Cumberhills Grange, Duffield, Belper DE56 4HB  
Offers Around £415,000 Leasehold



2



1



2



B

**Fletcher  
& Company**

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Stunning Penthouse with Beautiful Views & Garage
- Modern Lifts To Penthouse - Easy Access Guaranteed
- Far-Reaching Southerly Open Views
- Living Kitchen/Dining Room/Lounge with Sun Balcony
- Two Double Bedrooms & Two Bathrooms
- Car Parking Space & Garage
- Exclusive Private Development - Quiet & Convenient Cul-de-Sac Location
- Beautifully Presented Throughout
- Rare Opportunity - One Careful Owner From New
- All Windows Look Out To The Open Countryside - No Chain Involved - Viewing Essential

PENTHOUSE WITH GARAGE & BEAUTIFUL OPEN VIEWS - Located in the exclusive private development of Cumberhills Grange, this stunning penthouse apartment in Duffield, offers a unique opportunity for discerning buyers.

The modern lifts provide easy access to the penthouse, ensuring convenience and comfort for all residents.

As you enter the apartment, you are greeted by a spacious open plan living lounge, dining room, kitchen and sun balcony that boasts far-reaching southerly views, allowing natural light to flood the space and creating a warm and inviting atmosphere. This stylish residence features two well-appointed bedrooms with fitted wardrobes and two bathrooms.

The penthouse has been lovingly maintained by its careful owner since new, presenting a rare opportunity to acquire a home that has been cherished and looked after.

The quiet and convenient cul-de-sac location enhances the appeal, offering a peaceful retreat while still being close to local amenities and transport links.

All Windows Look Out To The Open Countryside - No Chain Involved - Viewing Essential



### 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. The village has excellent medical and educational facilities both at primary and secondary level (Ecclesbourne Secondary School). There is a regular bus service along the A6 between Derby and Belper. Also 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.

The famous market town of Ashbourne, known as the gateway to Dovedale and The Peak District National Park lies approximately 10 miles to the west. The thriving market town of Belper is situated 3 miles north of the village and provides a more comprehensive range of shops and leisure facilities.

### Accommodation

#### Secure Communal Entrance Hall

With staircase and lift system to apartment.



#### Entrance Hall to Apartment

12'5" x 3'11" (3.81 x 1.20)

With entrance door, tile flooring, soundproofed flooring, radiator, access to roof space and useful double storage cupboard with double opening doors.

## Living Kitchen/Dining Room/Lounge

27'1" x 22'6" (8.26 x 6.88)



### Lounge Area

With two radiators, beautiful open views, double glazed French doors opening onto sun balcony, soundproofed flooring, tile flooring and open space leading to dining area and kitchen area.



### Sun Balcony

13'3" x 2'9" (4.06 x 0.85)

With wrought iron railings and beautiful open views.



### Dining Area

With soundproofed flooring, tile flooring, beautiful open views, radiator, double glazed window, double glazed Velux window and open space leading to kitchen area and lounge area.



### Kitchen Area

With inset one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching granite worktops, built-in for ring induction hob with extractor hood over, built-in electric fan assisted oven, integrated dishwasher, integrated fridge, integrated freezer, soundproofed flooring, tile flooring, spotlights to ceiling, concealed worktop lights and door giving access to utility room.



### Utility Room

8'3" x 4'0" (2.53 x 1.23)

With washing machine, tumble dryer, fitted worktop, base cupboard, soundproofed flooring, tile flooring, central heating boiler and extractor fan.

### Double Bedroom One

15'1" x 3'6" (4.60 x 1.08)

With built-in wardrobes with sliding mirrored doors, radiator, beautiful open views, soundproofed flooring, double glazed window with fitted blind and internal door with chrome fittings.



### En-Suite Bathroom

8'7" x 5'6" (2.63 x 1.69)

With bath with chrome shower over with shower screen door, fitted wash basin with fitted base cupboard underneath, low level WC, fully tiled walls, tile flooring, soundproofed flooring, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, wall mounted mirrored bathroom cupboard and internal door with chrome fittings.



### Double Bedroom Two

10'2" x 9'8" (3.10 x 2.97)

With built-in wardrobes with sliding mirrored doors, fitted display shelving, beautiful open views, radiator, soundproofed flooring, double glazed window, double glazed Velux window and internal door with chrome fittings.



### Shower Room

8'7" x 3'11" (2.63 x 1.21)

With double shower cubicle with electric shower, fitted wash basin with fitted base cupboard underneath, low level WC, fully tiled walls with matching tile flooring, soundproofed flooring, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator and internal door with chrome fittings. Just



### Communal Gardens & Grounds

There are well kept communal gardens and grounds.

### Car Parking

There is an allocated car parking space to the property which leads to the garage.



## Garage



## Tenure - Leasehold

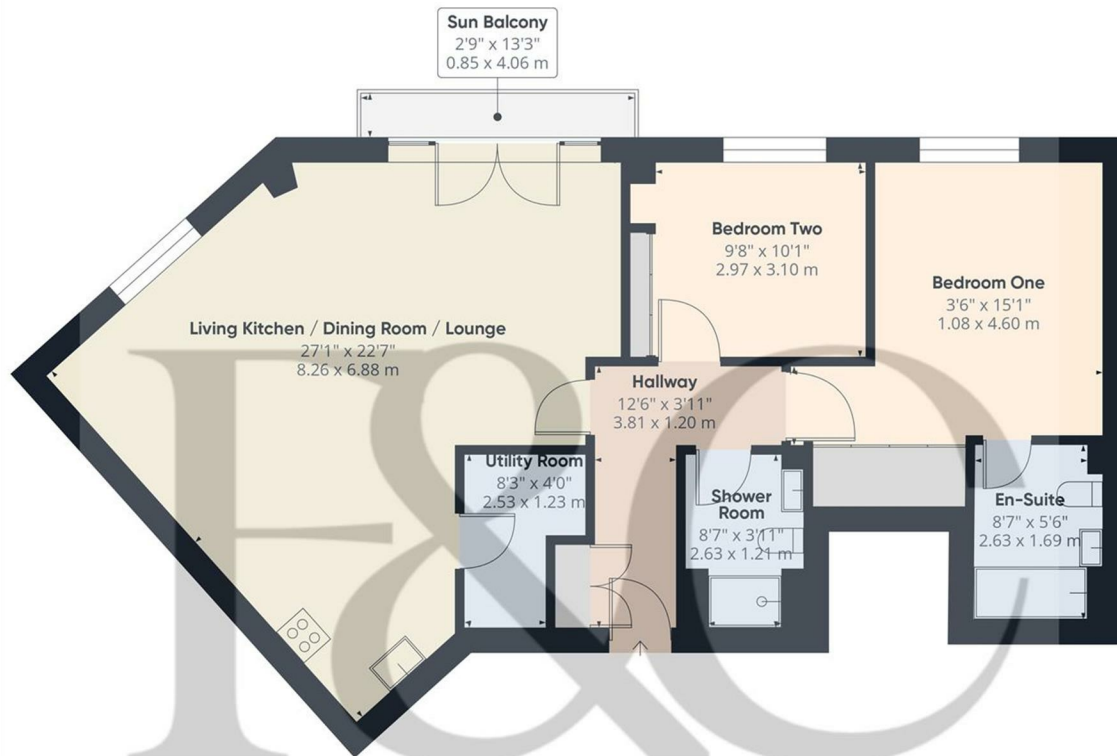
999 year lease from 2008. Service Charge – £212 per month. Ground Rent – £17 per month.

## Council Tax Band - D

Amber Valley



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.



**Approximate total area<sup>(1)</sup>**  
956 ft<sup>2</sup>  
88.8 m<sup>2</sup>

**Balconies and terraces**  
36 ft<sup>2</sup>  
3.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## 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>		
(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>		
(69-80) <b>C</b>		
(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	

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.