



Strutt House Millers Way
Milford Belper



Property Description

A stunning example of a modern apartment situated on the top floor of a purpose-built development within the Derbyshire village of Milford, located less than two miles from Belper Town Centre and next to the River Derwent.

Beautifully presented accommodation briefly comprises of a hallway with a generously sized storage room, a lounge, open plan dining room with balcony to enjoy the stunning views of the river, kitchen, two bedrooms (one with en-suite shower room and Juliet balcony) and a bathroom.

Externally, the development has some lovely communal gardens and the apartment benefits from having a garage.

In addition to some stunning riverside walks on the doorstep, transport links are equally close to hand by bus on Derby Road (the A6) and by train at nearby Belper.

The market town of Belper is less than two miles away; the Winner of the 2019 Great British High Street Awards. Here you'll find a choice of cafés, delis, bakeries and restaurants as well retail amenities including supermarkets. Belper is home to many clubs and societies and an award-winning independent art deco cinema.

The sale of this apartment presents an opportunity to acquire a fabulous property with a stunning view of The River Derwent

and countryside beyond.

Entrance

On approach the property has a communal entrance door with intercom system, the stairs lead to all floors with this property located on the third floor.

Entrance Hallway

With Composite entrance door, open plan to the lounge and dining area, built in storage cupboard and doors to the kitchen, bedrooms and bathroom.

Lounge

13' 3" x 10' 3" (4.04m x 3.12m)

UPVC double glazed window to the rear, carpet flooring and radiator

Dining Area

10' 4" x 9' 2" (3.15m x 2.79m)

Dining space with carpet flooring and radiator. UPVC patio doors lead to the balcony with a seating area to enjoy the stunning views over the River Derwent and countryside.

Kitchen

11' 11" x 6' 8" (3.63m x 2.03m)

Fitted with matching wall and base units, roll top work surfaces incorporating stainless steel sink and drainer unit with mixer tap, fitted oven with four ring gas hob and cooker hood over, integrated fridge freezer and washing machine. and tiled splash backs.

Tiled flooring and radiator.

Bedroom One

14' 11" x 10' 4" (4.55m x 3.15m)

Fitted with built in wardrobes, carpet flooring, radiator and door leading to the en-suite. UPVC double glazed French doors with a Juliet balcony and UPVC double glazed window to the front.

En-Suite

Fitted with a shower cubicle with electric shower, pedestal hand wash basin and a low level WC. Tiled walls and complementary floor tiles, UPVC double glazed opaque window to the front.

Bedroom Two

10' 4" x 8' 6" (3.15m x 2.59m)

UPVC double glazed window to the rear with stunning views, radiator and carpet flooring.

Bathroom

Fitted with a panelled bath, low level WC and a pedestal hand wash basin. Part tiled walls, radiator and a UPVC double glazed opaque window to the rear.

Garage

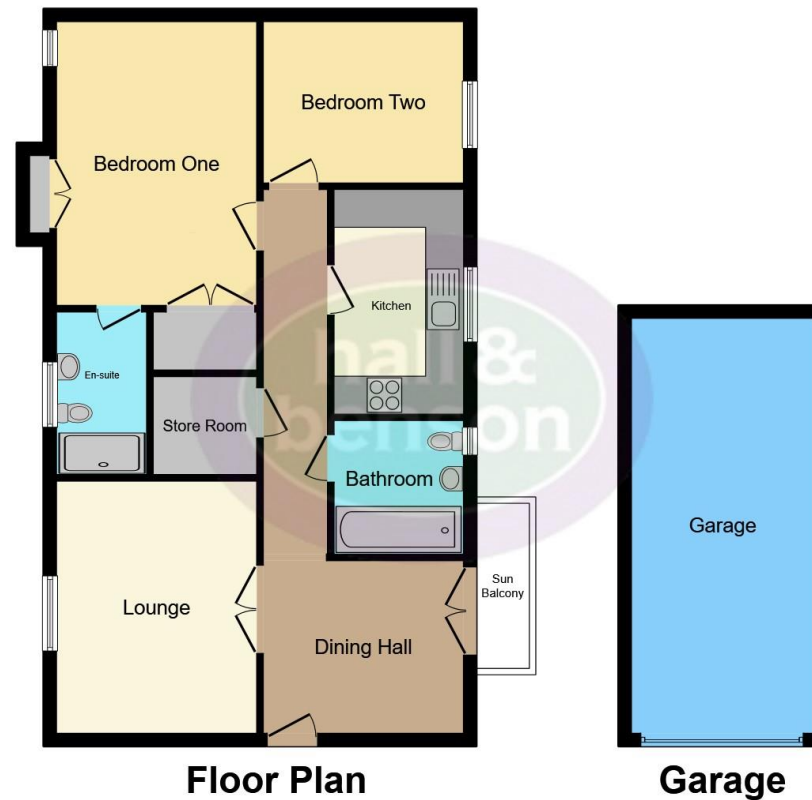
20' 10" x 11' 5" (6.35m x 3.48m)

Fitted with an up and over garage door, generous in size for storage and parking, power and light.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Hall & Benson on

T 01773 521771
E alfreton@hallandbenson.co.uk

22A High Street
 ALFRETON DE55 7BN

EPC Rating: C Council Tax
 Band: C

Service Charge:
 2926.16

Ground Rent:
 210.00

Tenure: Leasehold



view this property online hallandbenson.co.uk/Property/BPR102182

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BPR102182 - 0006