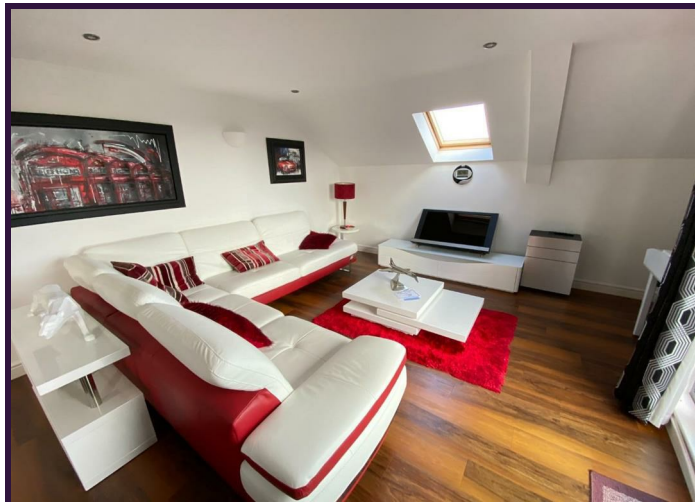
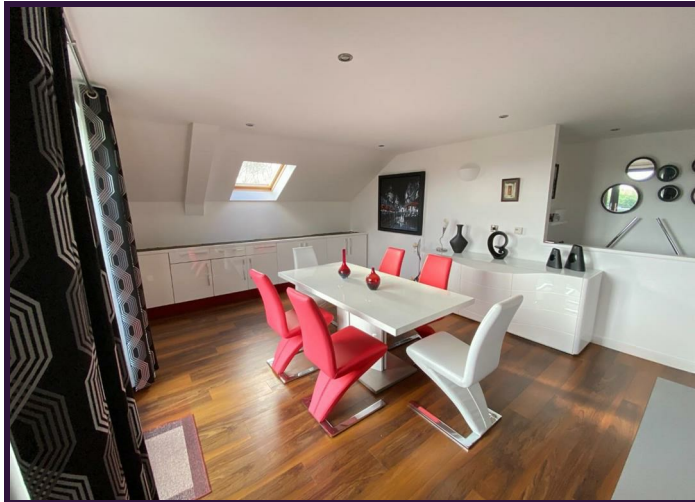




GRANT'S
OF DERBYSHIRE

The Penthouse, 12 Station Rise, Station Approach, Duffield DE56 4JD
£1,750 Per Calendar Month

We are delighted to offer To Let this quite superb, two double bedroom Penthouse Apartment located in the heart of this popular village of Duffield. This home is within a secure, gated development ideally located for Duffield Train Station. This property is being offered part furnished and is equipped with high quality fixtures and fittings throughout. The property is located on the third floor of this development and is accessed via a private lift. The accommodation comprises; reception lobby, utility room, two double bedrooms, the principal bedroom having an ensuite shower room and dressing room, the second bedroom also having an ensuite shower room. There is an open plan kitchen, dining and living area fully equipped with a full range of appliances. There are two balcony and seating areas which enjoy super views across the village and along the railway line towards Derby. There is allocated parking and occasional use of visitor parking spaces also. We would welcome applications from non-smoking professional persons who have no pets. Viewing Highly Recommended. Virtual Tour Available. Available late July / early August 2024.



The Accommodation

The property is accessed via secure entry which leads into a communal hallway. Stairs and a lift lead up to the top floor where we enter the

Reception Lobby 11'5" x 10'7" (3.48 x 3.25)

With a polished ceramic tiled floor warmed by underfloor heating (throughout), a seating area and wall mounted storage cupboards. The door straight ahead leads into the

Utility Room 13'10" x 9'1" (4.24 x 2.79)

With a bank of base units with worktop over and inset stainless steel sink. There is space and plumbing for a washing machine, tumble drier and an under-counter appliance such as a fridge or freezer. There are Velux windows over and the "Worcester" gas combination boiler is located here. From the Reception lobby, double doors lead into an inner hallway where the door on the left leads into

Bedroom One 13'10" x 11'5" (4.24 x 3.5)

The principal bedroom having a range of matching bedroom furniture. There are Velux windows to the side providing a good level of natural light. TV and Security camera connections. A door opens into the

Dressing Room 10'9" x 5'11" (3.29 x 1.82)

Having a bank of fitted wardrobes and drawers providing extensive garment storage. Back in the bedroom, a sliding door opens to reveal the

Ensuite Shower/Wet Room 10'9" x 3'6" (3.29 x 1.08)

Stylishly tiled and having a four piece, contemporary suite comprising of a tiled shower enclosure with thermostatic shower fittings over, a bidet, low flush WC and a vanity wash basin with

storage cupboard beneath. Illuminated mirror and shaver point.

Bedroom Two 13'10" x 9'1" (4.24 x 2.79)

Another double bedroom with built-in wardrobe and having Velux windows to rear and side aspects providing a good level of natural light. A sliding door opens to reveal the

Ensuite Shower Room 10'6" x 5'3" (3.22 x 1.61)

With a stylish, four piece "Villeroy & Bosch" suite comprising of a tiled shower enclosure with thermostatic shower fittings over, bidet, low flush WC and a vanity wash basin with storage cupboard beneath.

Study Area 8'7" x 4'4" (2.64 x 1.34)

With BT and broadband connections, this is an ideal area for those who choose to work from home.

Living/Dining/Kitchen 48'4" x 18'4" (14.75 x 5.6)

With a high quality, wood-effect Karndean cushion flooring throughout. This is a most impressive and spacious living area, zoned into three areas i.e. lounge, dining area and dining kitchen. On the lounge side there is a matching range of lounge furniture including sofas and a coffee table. On the right hand side we have a good size dining table and set of chairs with a bank of fitted cupboards to the side providing good household storage. In the centre we have a central island unit with space for high stools and having an inset sink with high pressure mixer tap over and an induction hob. There are pop up electrical sockets, a high level extractor unit and a bank of fitted storage cupboards/drawers with an integrated dishwasher. To the rear there are further storage cupboards and a bank of eye level appliances including a steam oven, conventional fan oven and a microwave.

Balcony Areas 9'6" x 4'9" (2.9 x 1.45)

From both the lounge and dining area sides, glazed double doors open onto a paved balcony area with glass balustrade. This is an ideal spot to sit and enjoy the views especially when the Ecclesbourne Railway's locomotives are running.

Outside & Parking

The Penthouse is located in a secure gated environment of just 12 apartments. There are well maintained communal gardens and pathways with allocated parking (one car) plus the occasional use of the available visitor parking spaces.

Council Tax Information

We are informed by Amber Valley Borough Council that this home falls within Council Tax Band D which is currently £2003 per annum.

Suitability

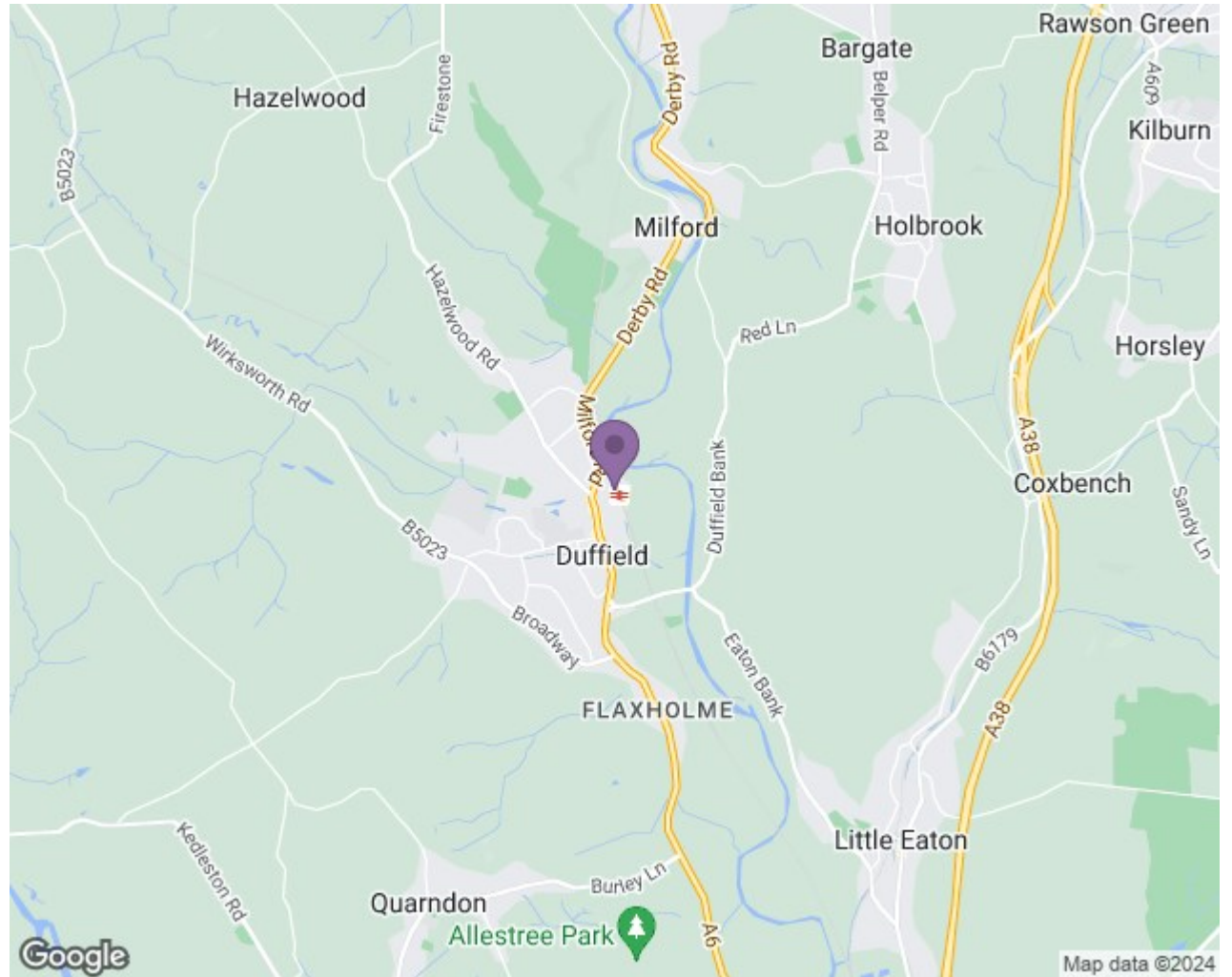
Sadly, given the layout, we are not accepting applications from parties with young children. We are looking for professional person(s) who are employed, non-smokers and have no pets.

Directional Notes

From the centre of Duffield, proceeding in the direction of Belper (along the A6) office continue along Town Street onto Milford Road and turn right onto Station Rise (signposted the railway station) where the development can be found at the bottom, on the right hand side.







Ground Floor
Approx. 168.1 sq. metres (1809.2 sq. feet)



Total area: approx. 168.1 sq. metres (1809.2 sq. feet)

This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(1-40)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(41-54)	E		
(21-39)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC