



2 Bed Flat/Apartment

10 Abbeydale Court, Duffield, Belper DE56 4AT

Offers Around £349,950 Leasehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- South Facing Penthouse Apartment
- Prime Position In Duffield
- Spacious Lounge/Dining Room
- Sun Balcony
- Kitchen with Appliances
- Two Double Bedroom
- En-suite & Bathroom
- Allocated Car Parking
- No Chain Involved
- Short walk to Shops, Doctors, Public Houses/Restaurants & Bus/Train Service

South facing top-floor two double bedroom apartment occupying a prime position within the centre of Duffield Village, a short stroll to shops, doctors, public houses/restaurants and regular bus/train service

An internal inspection will reveal well maintained gas central heating and double glazing living accommodation and in brief comprises, secure communal entrance hall with stairs to apartment, spacious entrance hall to the apartment with useful storage cupboards, lovely light and spacious lounge/dining room, sun balcony, kitchen with built-in appliances, main double bedrooms with wardrobes and en-suite, second double bedroom with wardrobes and bathroom.

Outside, there are well-kept communal gardens/grounds, allocated car parking space and visitors car parking spaces.

The Location

The village of Duffield provides an excellent range of amenities including a varied selection of shops, banks, post office, library, veterinary surgery, historic St Alkmund's Church and a selection of good restaurants, medical facilities and schools including The Meadows, William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is 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, cricket 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.

Secure Communal Entrance

With intercom and stairs leading to apartments.

Vestibule

5'7" x 3'0" (1.72 x 0.93)

Entrance door with chrome fittings and high ceiling.

Hallway

14'5" x 3'8" (4.40 x 1.12)

High ceiling, access to roof space, spotlights to ceiling, smoke alarm, radiator and telephone intercom system.

Built-in Storage Cupboard One

3'0" x 2'6" (0.93 x 0.78)

Panelled door with chrome fittings.

Built-in Storage Cupboard Two

3'1" x 2'4" (0.96 x 0.72)

Panelled door with chrome fittings.

Lounge/Dining Room

36'6" x 16'0" (11.15 x 4.88)

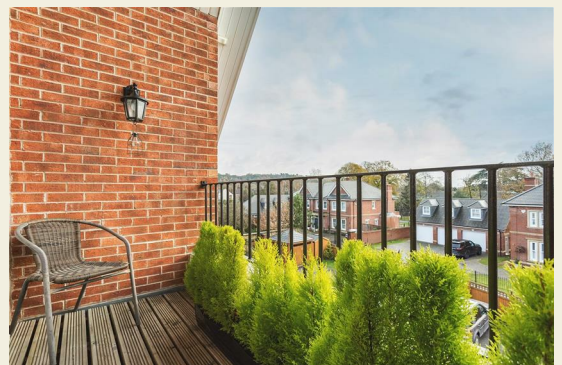
Three radiators with attractive covers, spotlights to high ceiling, useful storage into eaves, double glazed Velux window, double glazed dormer window and UPVC double glazed French doors opening out onto the sun balcony.



Sun Balcony

9'8" x 4'1" (2.95 x 1.25)

Decked flooring, wrought iron railings and enjoys a warm south-facing aspect.



Kitchen

13'1" x 11'0" (4.01 x 3.37)

Stainless steel sink unit with mixer tap, base units with drawer/cupboard fronts and work surfaces, tiled splash-backs, built-in four ring gas hob with extractor hood over and electric fan assisted oven, fitted boiler 2025, integrated washer/dryer, dishwasher, fridge and freezer, high ceiling with spotlights, double glazed Velux window with fitted blind, concealed worktop lights and internal double opening doors.



Bedroom One

16'11" x 13'11" (5.16 x 4.25)

Fitted with a range of wardrobes, high ceiling with spotlights, radiator, two double glazed sash-style windows and internal panelled door with chrome fittings.



Walk-In Store

6'5" x 3'7" (1.98 x 1.10)

Internal panelled door with chrome fittings.

En-Suite

9'6" x 5'8" (2.92 x 1.74)

Double shower cubicle with chrome fittings, twin wash basins with cupboard beneath, low level w.c., tiled splash-backs, high ceiling with spotlights, extractor fan, shaver point, heated towel rail, double glazed Velux window with fitted blind and internal panelled door with chrome fittings.



Double Bedroom Two

14'11" x 13'7" (4.57 x 4.15)

Fitted wardrobes, radiator, high ceiling with spotlights, two double glazed sash-style windows, radiator and internal panelled door with chrome fittings.



Bathroom

9'5" x 6'1" (2.88 x 1.87)

Bath with chrome mixer tap/shower attachment and shower screen door, wash basin with cupboard beneath, low level w.c., attractive tiled splash-backs, tile-effect flooring, high ceiling with spotlights, extractor fan, shaver point, heated towel rail and internal panelled door with chrome fittings.



Communal Grounds & Gardens

The development has well-kept communal grounds and gardens comprising lawn, shaped borders with a variety plants, shrubs and specimen trees. Communal bin store.

Allocated Car Parking

Allocated car parking space with this apartment.

Visitors Car Parking

Visitors car parking spaces available.

Tenure

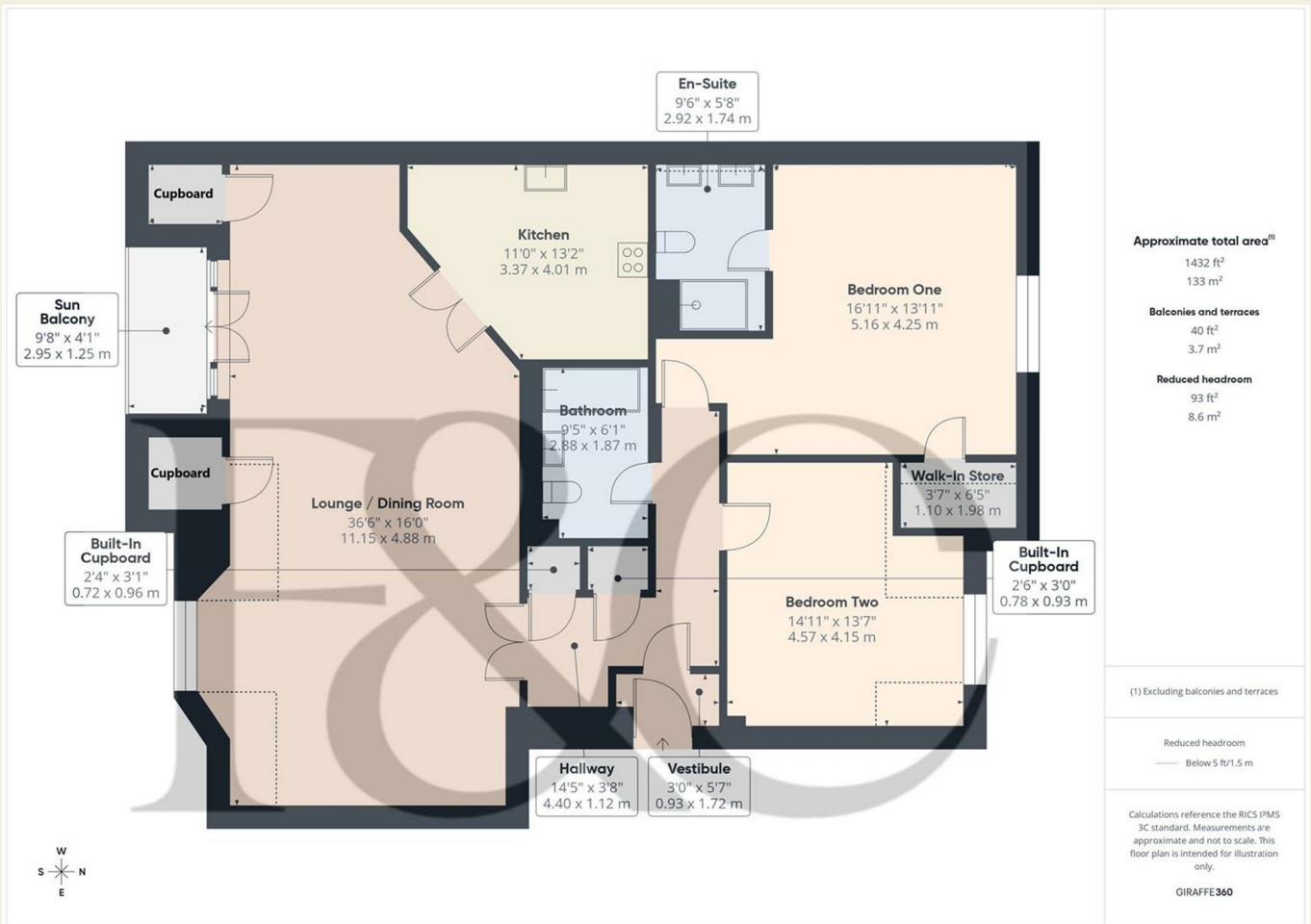
The property is Leasehold with a 999 year Lease commencing 2003. Management service charge is £65 per month, building services £165 per year. Amber Valley council tax band D. Water meter. Sky television connected.

Directions

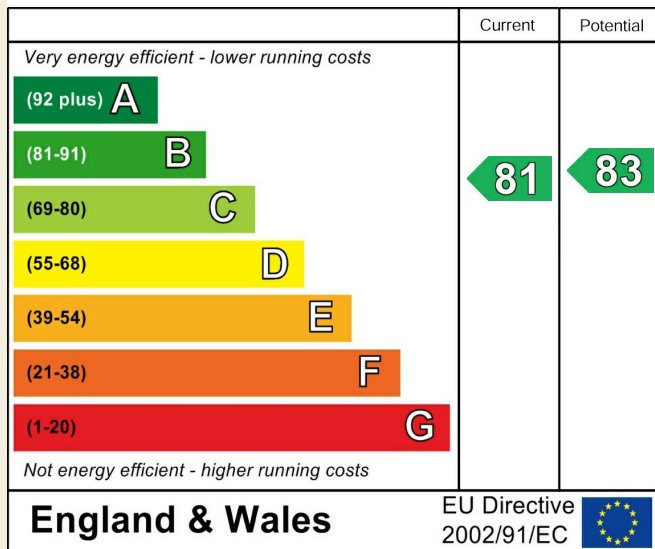
From our Duffield office, proceed along Town Street turning right onto Wirksworth Road and immediate left onto Abbeydale Court.

Council Tax Band - D

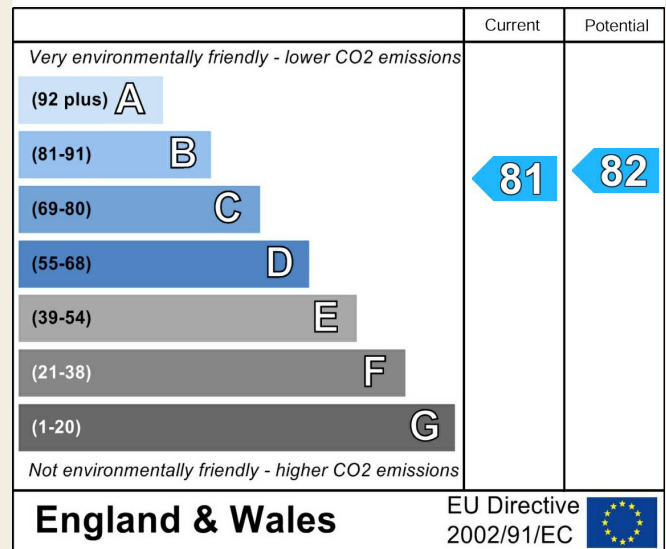
Amber Valley



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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