





2 Bed Apartment

3, The Park Tamworth Street, Duffield, Belper DE56 4ER

Offers Around £295,000 Leasehold - Share of Freehold

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Fletcher & Company

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- Grade 2 Listed Ground Floor Two-Storey Apartment at The Park in Duffield Village
- A Fine Period Residence Retaining Much Original Character - High Ceilings
- A Short Walk On The Level To Duffield Amenities - Shops, Doctors, Bus/Train Services
- Lounge/Dining Room
- Kitchen & Study (potential to knock the study into the kitchen - stud/partition wall)
- Two Double Bedrooms & En-Suite/WC - Bathroom/Shower Room
- Set Within Beautiful Communal Gardens & Grounds
- Residents Only Car Parking & Benefits From a Garage
- Impressive Georgian Building - Nine Exclusive Apartments
- No Chain Involved

GROUND FLOOR TWO-STOREY APARTMENT with GARAGE forming part of an impressive Georgian building. A short walk to Duffield Amenities - Shops, Doctors, Bus/Train Services. No Chain.

The Location

The property is within minutes of Duffield village centre, Ecclesbourne school/William Gilbert/Meadows and bus stop (regular bus/train service). Duffield railway station is only a 5 minute walk from the property. The village itself provides an excellent range of amenities including a selection of shops, cafes, doctors, restaurants and public houses. 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.

Accommodation

Communal Entrance Hall

With secure entrance door.

Entrance Hall to Apartment

12'5" x 6'0" (3.81 x 1.83)

With panelled entrance door, radiator, telephone intercom and staircase.

Lounge/Dining Room

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

With deep skirting boards and architraves, high ceiling, coving to ceiling, picture rail, radiator, multi-pane sash period style window to front and half glazed French doors to storm porch.



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Kitchen

8'5" x 6'6" (2.57 x 1.99)

With one and a half stainless steel sink unit with mixer tap, wall and base cupboards, worktops, radiator, deep skirting boards and architraves, high ceiling, multi-pane sash period style window with aspect to front, gas and electric cooker point and plumbing for automatic washing machine.



Please Note

There is potential to knock the study into the kitchen to create a kitchen/dining room - (stud/partition wall)

Study

11'7" x 9'10" (3.55 x 3.02)

With a comprehensive range of fitted shelving and base cupboards underneath, deep skirting boards and architraves, high ceiling, coving to ceiling, radiator and two matching multi-pane sash period style windows to front.



First Floor Landing

9'1" x 8'5" x 6'10" x 6'0" (2.79 x 2.58 x 2.09 x 1.84)

With deep skirting boards and architraves, high ceiling, coving to ceiling, multi-pane sash period style window to front, built-in storage cupboard and additional built-in cupboard with shelving.

Double Bedroom One

15'1" x .12'2" (4.61 x .3.71)

With deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, period style multi-pane window and internal panelled door giving access to en-suite/WC.



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En-Suite/WC

6'5" x 4'1" (1.96 x 1.27)

With low level WC, wash basin, pedestal wash handbasin, fully tiled walls, tiled effect flooring, wall cupboards and multi-pane sash period style window.



Double Bedroom Two

15'8" x 9'0" (4.79 x 2.76)

With built-in storage cupboards, radiator, deep skirting boards and architraves, high ceiling, coving to ceiling and multi-pane sash period style window to front.



Bathroom/Shower Room

9'3" x 5'8" (2.82 x 1.73)

With walk-in shower with chrome fittings including shower, fitted wash basin, low level WC, fully tiled walls, tiled effect flooring, high ceiling, heated chrome towel rail/radiator, wall cupboard and multi-pane sash period style windows to front.



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Garden & Grounds

The Park is set in a beautifully maintained gardens for the exclusive use of The Park residents. These boast an attractive southerly aspect and incorporate large lawned expanse bounded by impressive mature trees and mixed hedging. A selection of herbaceous borders surrounding the building itself well stocked with flowering plants and shrubs.





Car Parking

There is residence only car parking and apartment three benefits from a single garage.



Garage

17'9 x 8'7 (5.41m x 2.62m)

Power and light.

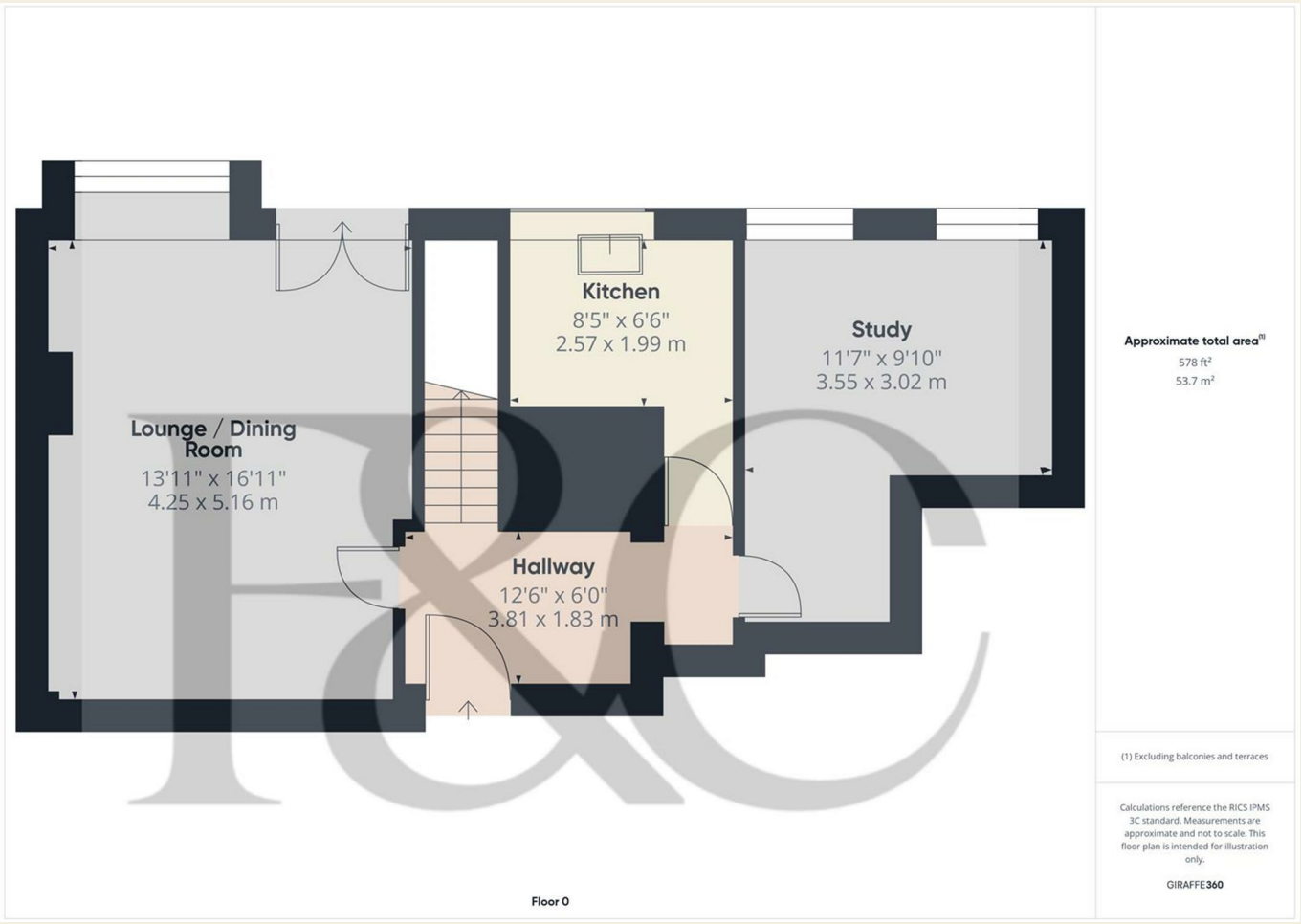
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Agents Note

The apartment is one of nine leasehold dwellings set within this impressive Grade II listed Georgian building. Residents run their own management company and own the freehold and a monthly service charge is payable which includes gas central heating, buildings insurance, outdoor window cleaning and monthly bin cleaning, water, gardening, boiler and building maintenance, decoration, weekly cleaning of the communal areas, electricity supply for lighting of communal interior and exterior areas, fire protection system and sundry miscellaneous expenses.

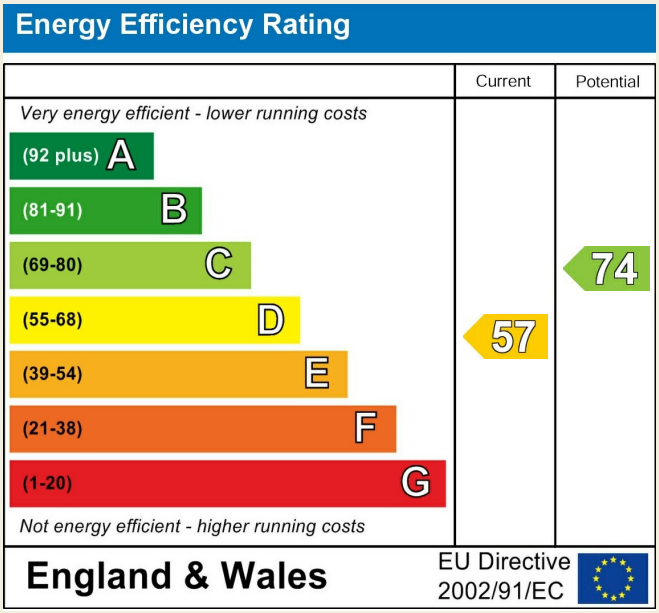
Service Charge - Fee £487.39 Per Calendar Month

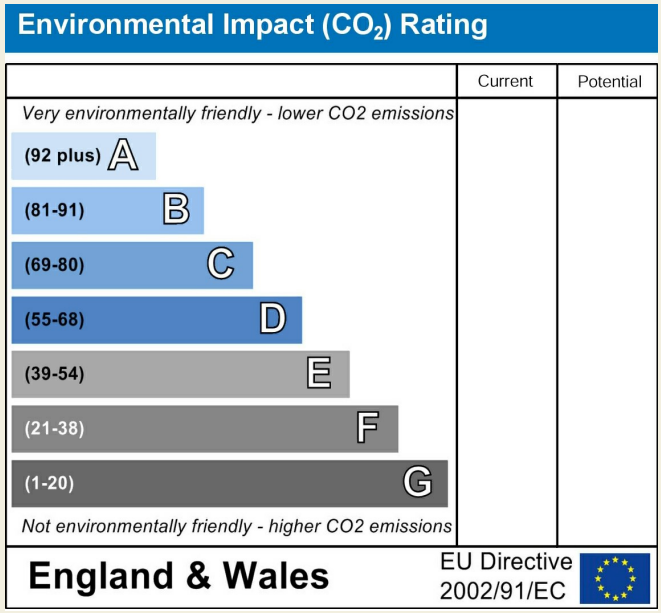
Council Tax Band D



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