



2 Bed Flat/Apartment

28 De Ferrers Court, Duffield, Belper DE56 4HL

Price Guide £300,000 Leasehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Second Floor Apartment with Lifts System
- A Short Walk To Duffield Village Amenities
- Overlooks Landscaped Gardens
- Lounge with West Facing Balcony
- Kitchen/Diner
- Two Bedrooms & Shower/Bathroom
- Garage with electric door
- Strictly For The Over 55's
- Visitors Car Parking Spaces
- No Chain Involved

SECOND FLOOR APARTMENT WITH BALCONY & GARAGE – Occupying a prime position in this most exclusive and sought after development within a short walk to the centre of Duffield.

De Ferrers court is strictly for the over 55's and the development is set within the formal gardens of a fine Georgian mansion and really must be seen to be appreciated.

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.

Secure Communal Entrance Hall

With stairs and lift system to apartment.

Entrance Hall to Apartment

9'9" x 3'1" (2.99 x 0.95)

With entrance door, radiator and telephone intercom.

Built-In Storage Cupboard

4'3" x 2'9" (1.31 x 0.84)

With light and shelving.

Lounge

13'2" x 11'11" (4.02 x 3.64)

With feature fireplace, radiator, coving to ceiling, wall lights, double glazed window overlooking landscaped communal gardens and far reaching countryside views, double glazed French doors opening on to balcony.



Balcony

9'10" x 4'11" (3.02 x 1.50)

With views over the communal landscaped gardens and far-reaching views towards countryside fields and beyond.



Kitchen Diner

11'10" x 10'10" (3.63 x 3.31)

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in double electric fan assisted oven, fridge/freezer included in the sale, automatic washing machine included in the sale, concealed Worcester boiler, radiator, two double glazed windows overlooking communal landscaped gardens and internal panelled door.



Bedroom One

13'0" x 9'8" (3.97 x 2.95)

With fitted wardrobes with cupboards above, radiator, double glazed window, views over landscaped communal gardens and internal panelled door.



Bedroom Two

9'7" x 7'4" (2.94 x 2.26)

With radiator, double glazed window, views over communal gardens and internal panelled door.



Bathroom/Shower Room

7'4" x 6'5" (2.26 x 1.96)

With walk-in double shower with chrome fittings, fitted wash basin with chrome fittings, low level WC, tile splashbacks, radiator, useful built-in airing cupboard with shelving and internal panelled door.



Communal Gardens

The well maintained gardens are a very special feature of this development and must be seen to be appreciated, with charming seating area, sweeping lawns, Duck Island and fine specimen trees.



Garage

This apartment benefits from a garage with electric door. (Visitors car parking spaces)



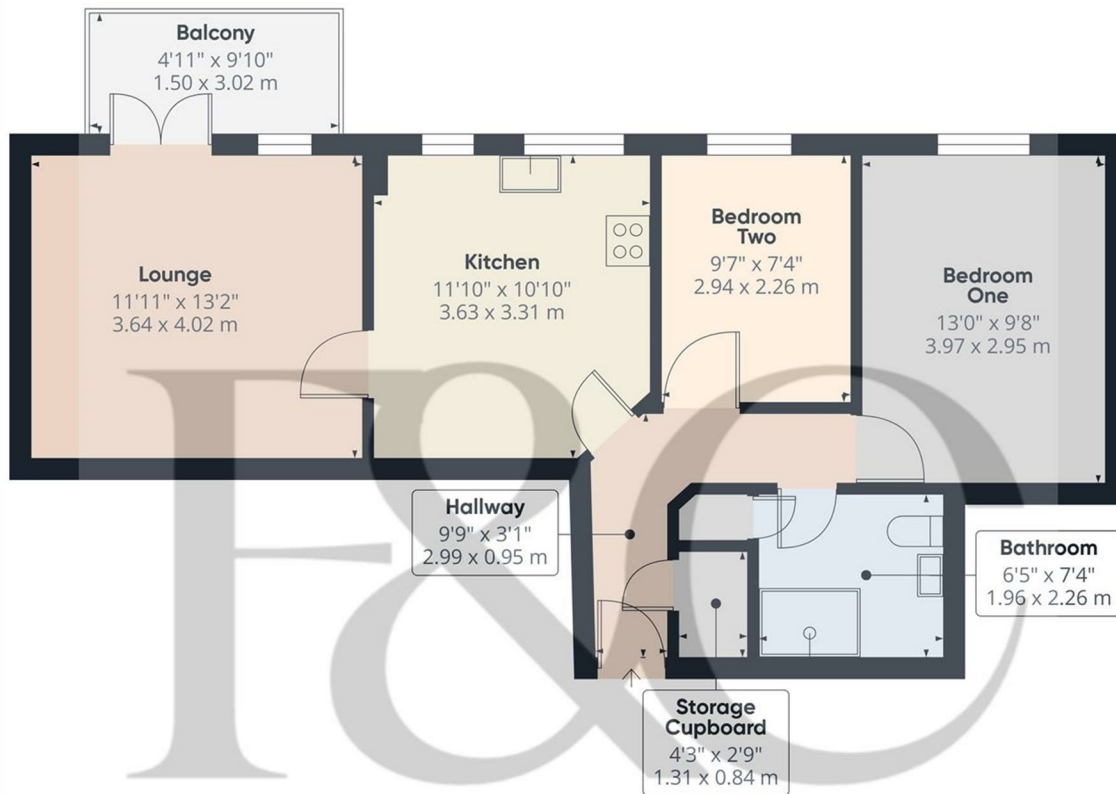
Leasehold

The property is leasehold, built in 1996 with a 199 year lease. There is a service charge payable of approximately £150 per month which includes window cleaning, communal maintenance, external decoration, ground rent and garden maintenance. The property is strictly for the over 55's.



Council Tax Band - C

Amber Valley



Approximate total area⁽¹⁾
602 ft²
56 m²

Balconies and terraces
48 ft²
4.5 m²

(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) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		
EU Directive 2002/91/EC		

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