

Home 2 Sell

Quality Service For Less



£120,000

7 Jaeger Close, Belper, Derbyshire, DE56 1AN

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Home2sell are delighted to offer this beautifully presented two bedroomed second floor apartment on the prestigious Peak View Development off Penn Street in Belper. Accommodation briefly comprises entrance hall, kitchen with built in oven and hob, lounge/dining room. Two well proportioned bedrooms and a family bathroom having a three piece suite. Double glazing, combination gas boiler and security intercom entry system and two allocated parking spaces. VIEWINGS STRONGLY ADVISED TO AVOID DISAPPOINTMENT.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.

### Access

Enter via secure door into the communal area having an intercom security system and proceed to the apartment.

### Entrance Hall

Enter via door into the entrance hallway having intercom entry system, radiator and two large storage cupboards one with useful hanging space the other houses the gas boiler which services the domestic hot water and central heating system.

### Lounge / Dining Room

16'11" x 10'10" (5.17m x 3.32m)

A bright and spacious reception room featuring two ceiling lights, large double glazed window to the front elevation allowing for plenty of natural light. Additional features include a wall-mounted radiator and TV point.

### Kitchen

9'7" x 8'8" (2.93m x 2.65m)

Having a fitted kitchen comprising of a range of base wall and matching drawer unit with roll top work surfaces over incorporating a stainless steel sink drainer unit with chrome mixer tap. Integrated electric fan assisted oven with four ring gas hob and stainless steel extractor canopy over. Space and plumbing for an automatic washing machine and space for a fridge freezer. Double glazed window to the front elevation and ceiling light.

### Bedroom One

10'3" x 11'5" (3.13m x 3.50m)

Having a double glazed window to the rear elevation, central heating radiator and ceiling light

### Bedroom Two

10'3" x 7'5" (3.13m x 2.27m )

Having a double glazed window to the rear elevation, central heating radiator and ceiling light

### Bathroom

5'9" x 7'7" (1.75 x 2.30)

Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a bath with panelled side having a thermostatically controlled shower over. Complimentary splash back tiling, velux style keylite window and central heating radiator.

### Area

Jaeger is situated approximately a half mile from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

There is a train service from Belper to London St Pancras. 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.

### Directional Note

Leave the Home2Sell office and continue up the hill onto High Street. Turn left onto Penn Street and turn into the new development on the right hand side. The property can be located in the bottom right hand corner.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

