

Home 2 Sell

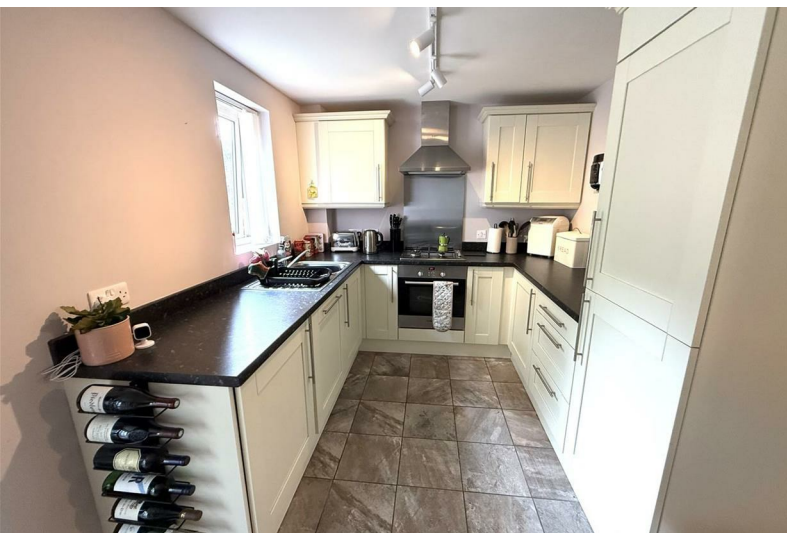
Quality Service For Less



## Gill Court Derby Road

Belper, DE56 1AB

£149,995



Situated within easy walking distance of Belper Town Centre, is this two bedroomed, first floor apartment, set within the Gill Court Complex which represents an excellent opportunity for the discerning purchaser/professional or retired couple looking to acquire an easy to manage, superbly presented apartment. The property has been built to a high standard having the benefit of gas central heating and double glazing. A recommended internal inspection will reveal: Entrance hall, an open plan lounge diner having Juliet Balcony, fitted kitchen with built in appliances, master bedroom with en suite shower room having a three piece suite, well proportioned second bedroom and a family bathroom having three piece suite. Allocated parking space and communal grounds. Early viewing recommended.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Entrance Hall

Having an intercom entrance system, entrance door, built in airing cupboard housing a the Ideal gas fired combination boiler which services the domestic hot water and central heating system. Two ceiling lights and central heating radiator.

### Lounge/ Dining Room/Kitchen

15'5" reducing 12'2" x 22'2" reducing 13'3" (4.72m reducing 3.71m x 6.76m reducing 4.05m )

Having a Juliet balcony with French doors opening onto the front elevation, two central heating radiators and ceiling lighting. Television point.

The kitchen area has a modern range of base wall and matching drawer units with roll top working surfaces incorporating an inset sink drainer unit with chrome mixer tap over, integrated electric oven, inset four ring gas hob with stainless steel extractor canopy over, integrated fridge/freezer, automatic washing machine and dishwasher. Ceramic tiled flooring, double glazed window to the side elevation and ceiling lighting.

### Master Bedroom

13'3" x 12'1" reducing 6'11" (4.06m x 3.70m reducing 2.13m )

Having a double glazed window, central heating radiator and ceiling light. Door to En suite shower room.

### Ensuite

Having a three piece suite comprising of a tiled shower enclosure with thermostatically controlled shower, close couple WC and pedestal hand wash basin. Vinyl flooring, chrome ladder style heated towel rail extractor fan, complimentary wall tiling and ceiling light.

### Bedroom Two

11'5" reducing 11'1" max x 8'11" (3.50m reducing 3.39m max x 2.72m )

Having two double glazed windows, central heating radiator and ceiling light.

### Family Bathroom

Having a three piece suite comprising of a concealed cistern WC, pedestal hand wash basin and a bath with panelled side with thermostatically controlled shower over. Central heating radiator, complimentary wall tiling, vinyl flooring, two double glazed windows and ceiling light.

### Outside

Gill Court is set in attractive communal gardens conveniently located just a short distance from Belper Town Centre with the apartment benefiting from one allocated parking space.

### Area

Gill Court is situated with in easy walking distance 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.

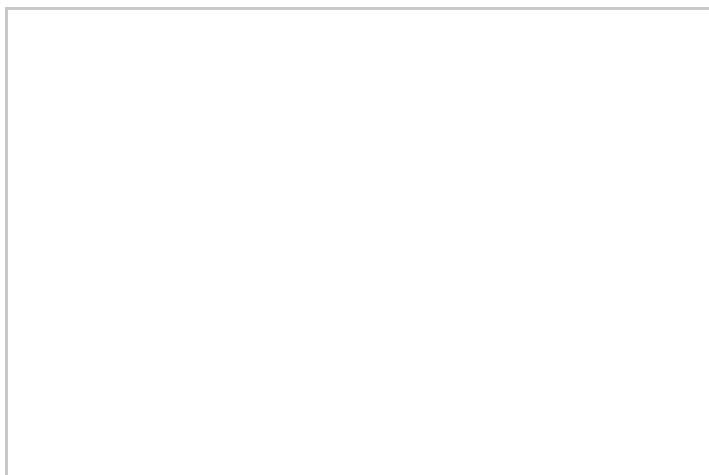
There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

### Directional Note

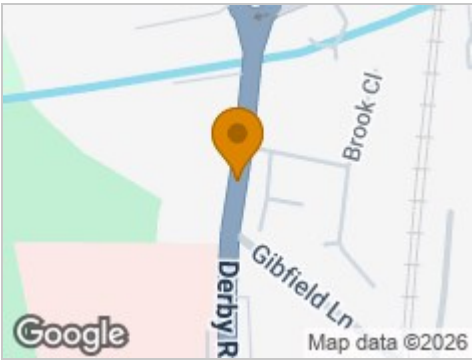
From our Home2sell Belper Office proceed down New Road. At the traffic island, turn left along Derby Road and right into Gill Court. Apartment 8 is in the first block.

### Note

The vendor has informed us that it is noted in the lease the restrictions on using the property for short term let (AirBnB etc) and pets need written permission.



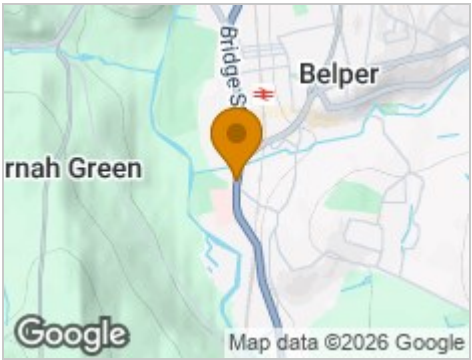
Road Map



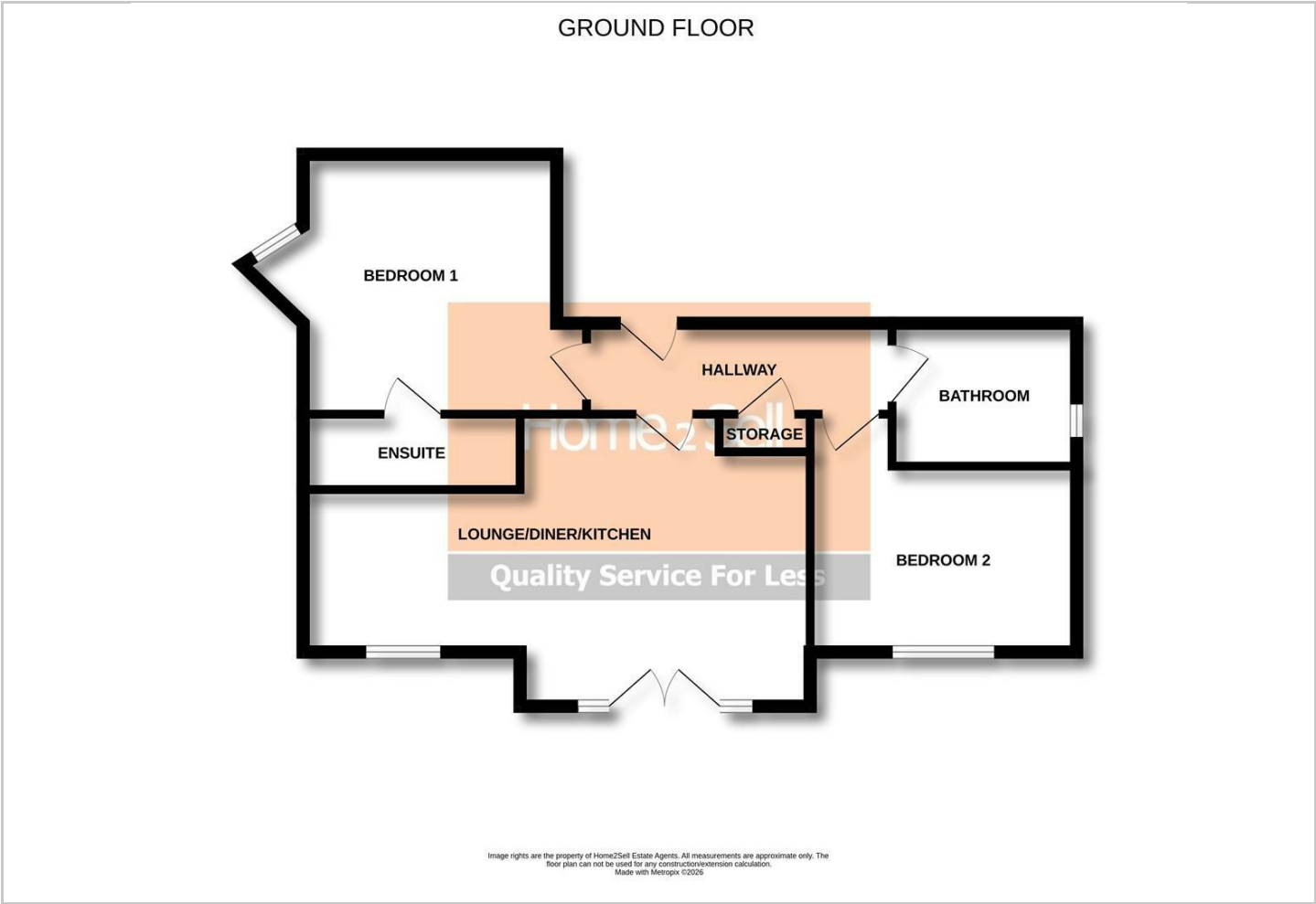
Hybrid Map



Terrain Map



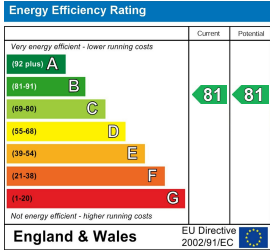
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.