



Not for marketing purposes INTERNAL USE ONLY

Cranfield Lodge Duffield Road  
Derby





## Property Description

Hall and Benson are delighted to present to the market this very well presented, first floor, two double-bedroom apartment! Built in 2019 the accommodation comprises of a welcoming entrance hall leading to the lounge diner, kitchen diner, two bedrooms with the master benefiting from an en-suite and a shower room. A viewing of the wonderful home is highly recommended!!

## Entrance Hall

Giving access to the two bedrooms, lounge diner, kitchen and shower room.

## Lounge Diner

A spacious room offering double glazed windows to the side and front, two radiators and carpet flooring.

## Kitchen Diner

A modern fitted kitchen offering a range of matching wall and base units with complementary work surfaces over with an inset one and a half bowl sink and drainer unit with mixer tap over. Offering a range of integrated appliances, electric oven, gas hob with cooker hood over, tiling to the splash backs and a double glazed window to the rear.

## Bedroom One

Having a double glazed window to the side, radiator, carpet flooring and door leading to the en-suite.

## En-Suite

A fitted suite offering a shower cubicle, W/C and vanity wash hand basin. There is a heated towel rail and a double glazed obscure window to the rear.

## Bedroom Two

Having a double glazed window to the side, radiator and carpet flooring.

## Shower Room

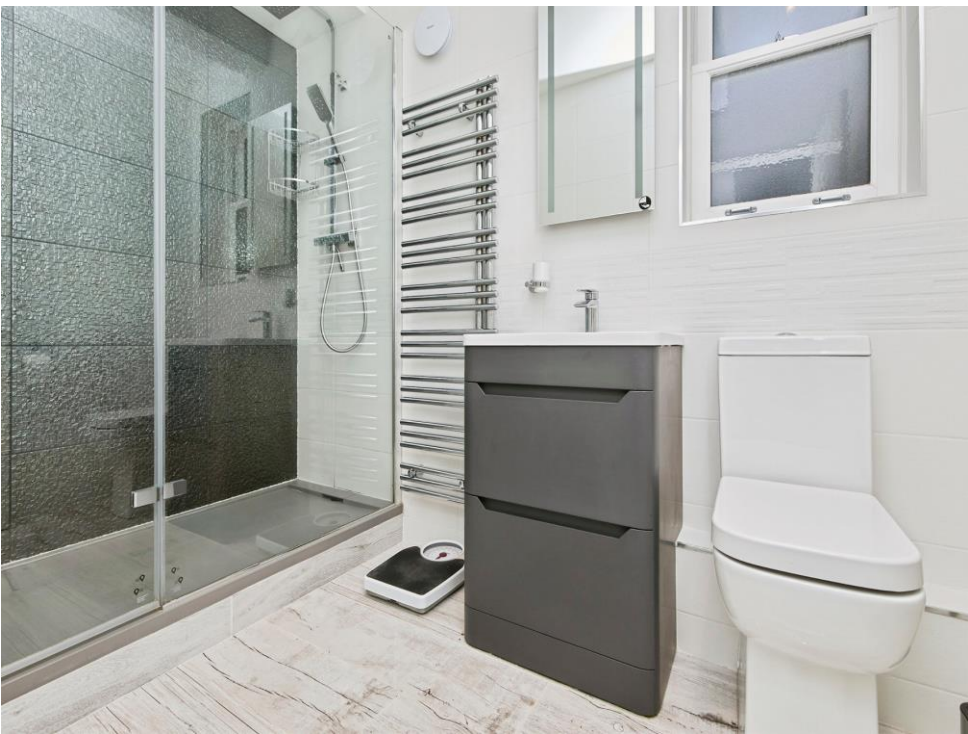
Fitted with a shower cubicle, W/C and vanity wash hand basin. With a heated towel rail and a double glazed obscure window to the rear.

## Outside

There is an allocated parking space, visitor parking and communal area.















Total floor area 99.6 m<sup>2</sup> (1,072 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Hall & Benson on

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E7 Park Farm Centre Park Farm Drive  
DERBY DE22 2QQ

EPC Rating: B

Council Tax  
Band: A

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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