



## 1 Bed Flat/Apartment

6 Village Court, Town Street, Duffield DE56 4EG

Price £74,950 Leasehold



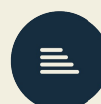
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**Fletcher**  
& Company

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Recently Improved First Floor Apartment with No Chain Involved
- Strictly for Over 60's Offered on a 75% Ownership Basis
- Located in the Heart of Duffield Village
- Views over Duffield Tennis Club & Beyond
- Gas Central Heating & Double Glazing
- Lounge/Dining Room
- Fitted Kitchen
- One Double Bedroom & Fitted Shower
- Communal Gardens & Car Parking
- Regular Bus Services to Belper, Derby and Peak District

A first floor, one bedroomed retirement apartment for the over 60's offered on a 75% ownership basis. The property commands a fine position within the heart of Duffield village thus being within walking distance of a wide range of high quality amenities including a selection of shops, public houses, library, medical centre, and regular public transport services. The accommodation benefits from upvc double glazing and gas central heating and briefly comprises: reception hall, lounge/dining room, fitted kitchen, double bedroom and fitted shower room. On-site laundry room. Communal gardens and car parking. Part time warden / resident manager.

#### The Location

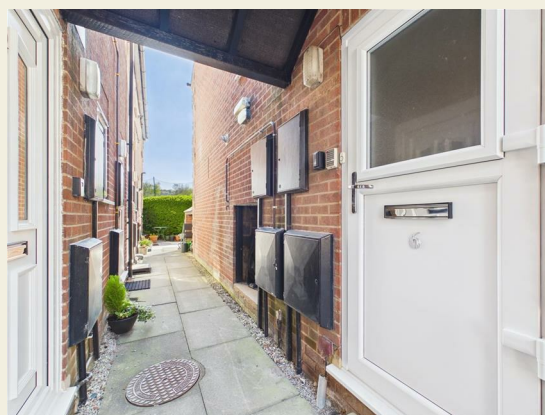
The village of Duffield is extremely sought after with an excellent range of amenities including a varied selection of shops and schools including The Meadows and William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is a regular train service to Derby City Centre which lies some five miles to the south of the village. The thriving market town of Belper is situated three miles north of the village and provides a more comprehensive range of shops and leisure facilities. Local recreational facilities within the village include squash, tennis, football, and 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

##### Private Entrance Hall

3'2" x 2'10" (0.97 x 0.88)

With double glazed door and staircase leading to apartment.



## Hallway

7'5" x 5'1" (2.27 x 1.57)

With radiator and double glazed window to side.



## Lounge/Dining Room

11'8" x 8'11" (3.58 x 2.74)

With wall mounted electric fire, coving to ceiling, radiator, views over Duffield Tennis Club and beyond to rear, double glazed window and internal panelled door.



## Kitchen

10'5" x 5'7" (3.18 x 1.71)

With single stainless steel sink unit with chrome mixer tap, wall and base fitted units with matching worktops, built-in stainless steel four ring gas hob with stainless steel extractor hood over, built-in stainless steel electric fan assisted oven, fridge freezer, heated chrome towel rail/radiator and double glazed window to front with tiled sill.



## Double Bedroom One

11'9" x 9'0" (3.59 x 2.75)

With radiator, views over Duffield Tennis Club and beyond, double glazed window to rear and internal door.



### Shower Room

9'3" x 5'0" (2.82 x 1.53)

With corner shower cubicle with electric shower, pedestal wash handbasin with chrome fittings, low level WC, tiled walls, heated chrome towel rail/radiator, wall mounted mirrored bathroom cupboard, additional built-in storage cupboard, double glazed window and internal panelled door.



### Built-In Cupboard

7'2" x 2'10" (2.20 x 0.87)

Housing the central heating boiler and also providing storage.

### Communal Gardens & Grounds

There are well-kept communal gardens and grounds.

### Communal Car Parking

There are communal car parking spaces.

### On-Site Laundry Room

For the residents, there is an on-site laundry room for washing and drying.

### Leasehold

Leasehold – The lease is held on a 75% share with Places For People retaining a 25% share. Please be advised upon resale the Lease is surrender and regranted for the term of 990 years.

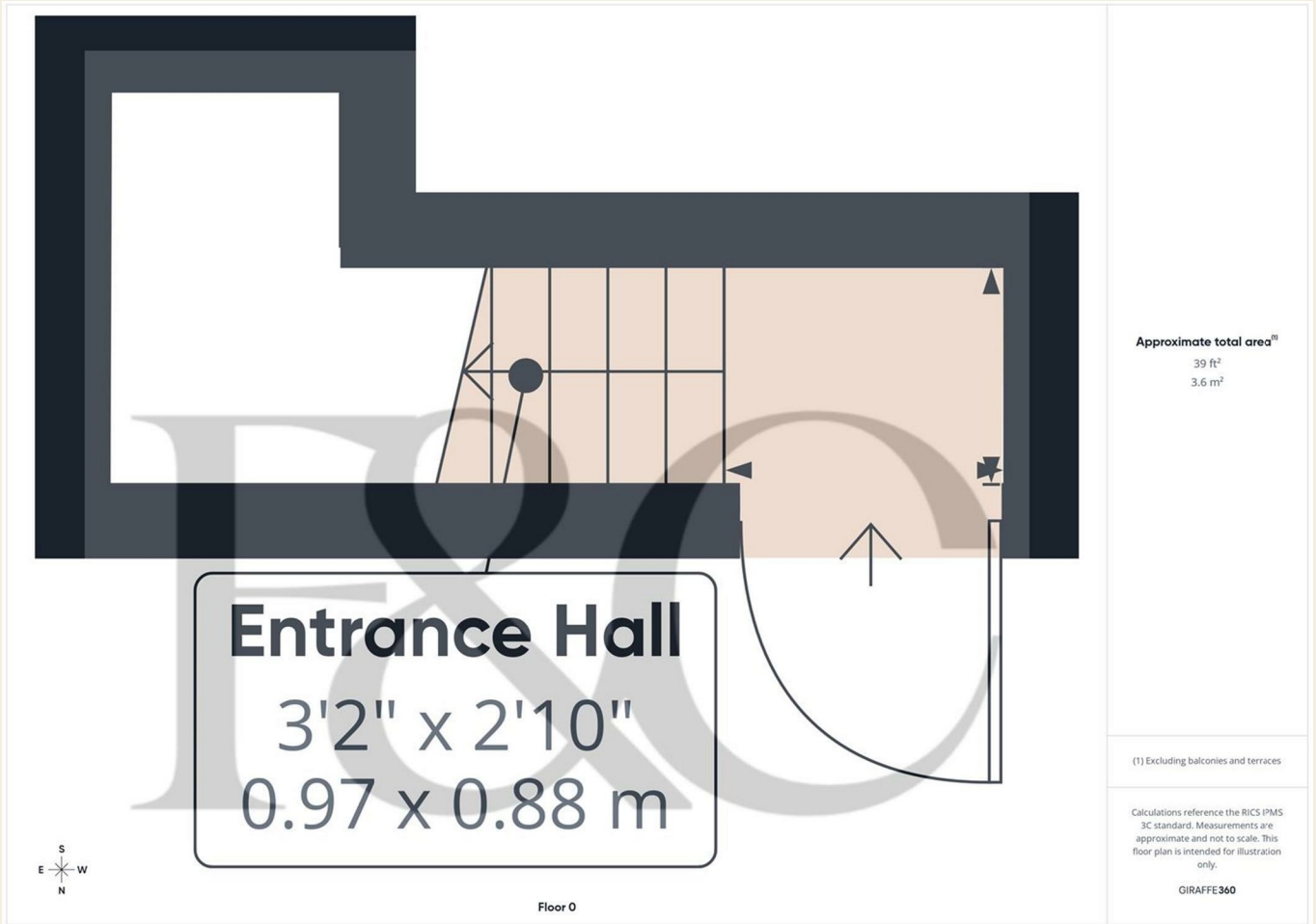
A monthly service charge of £199.34 includes garden maintenance, buildings insurance, external maintenance, maintenance reserve, management fees and external lighting and rental. (The laundry room with washing machine and tumble dryer is also included within this service charge.) Part time warden / resident manager that covers the scheme.

### Council Tax A

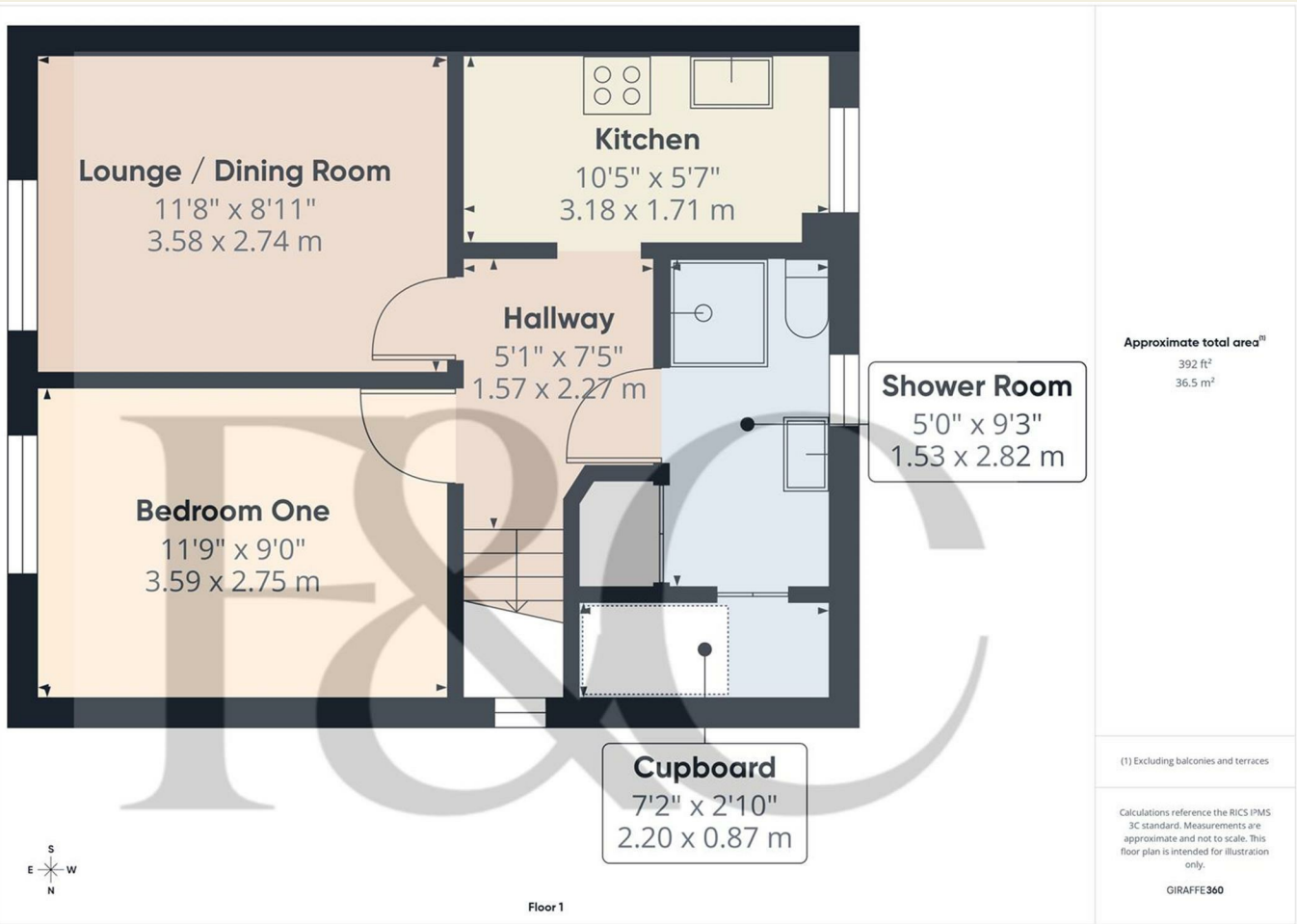
Amber Valley

### Management Fees

Please note, we have been informed by the vendor that there is an annual estate service charge of £2,392. Should you proceed with the purchase of this property this must be verified by your solicitor.



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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