

3 Bed Apartment

10 Auckland Place, Duffield, Belper DE56 4BQ
Offers Around £289,950 Leasehold



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Second Floor Apartment - Top Floor - Far Reaching Views
- Spacious Living - 1,008 sq. ft
- Gas Central Heating & Double Glazing
- Living Lounge/Dining/Kitchen
- Three Double Bedrooms (Bedroom 3/Study)
- En-suite & Bathroom
- Benefits From Two Allocated Car Parking Spaces
- Walking Distance to Amenities - Shops, Bus/Train Service, Pubs/Restaurants
- Cul-de-Sac Location - Ecclesbourne School Catchment Area
- The Property is Leasehold and Granted a Long Lease of 999 years

TOP FLOOR - A three bedroom, two bathroom second floor apartment with two car parking spaces providing spacious accommodation, within walking distance of Duffield amenities.

The Location

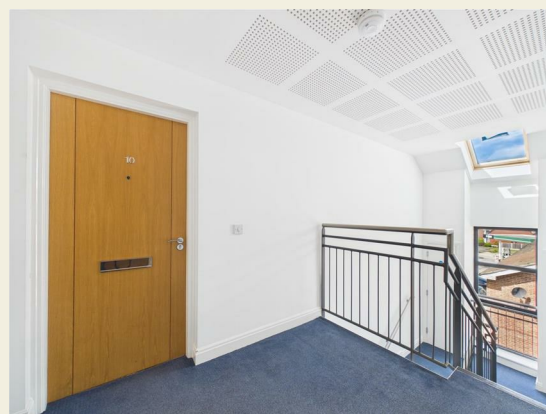
The village of Duffield provides an excellent range of amenities including a varied selection of shops, post office, library, historic St Alkmund's Church and a selection of good restaurants, medical facilities and schools including The Meadows, William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is 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.

Accommodation

Entrance Hall

12'8" x 3'7" (3.87 x 1.11)

With entrance door with chrome fittings, telephone intercom and radiator.



Living Lounge/Dining/Kitchen

29'3" x 13'1" (8.92 x 3.99)

Lounge Area

With radiator, double glazed window with fitted blind and internal oak veneer door with chrome fittings.



Dining Area

With two radiators.



Kitchen Area

With one and a half sink unit with mixer tap, a range of wall and base fitted units with matching worktops, the continuation of the worktops forming a useful breakfast bar area, built-in five ring gas hob with extractor hood over, built-in electric fan assisted oven, integrated fridge, integrated slim line dishwasher, integrated freezer, double glazed window with fitted blind and double glazed Velux style window.



Built-In Boiler Cupboard

3'8" x 2'8" (1.14 x 0.83)

Housing the Megaflow cylinder with oak veneer door with chrome fittings.

Utility Cupboard

4'5" x 3'2" (1.36 x 0.98)

With power, lighting, plumbing for automatic washing machine, extractor fan, space for tumble dryer and double opening doors.

Double Bedroom One

16'11" x 10'9" (5.17 x 3.30)

With radiator, double glazed window to front with fitted blind and internal oak veneer door with chrome fittings.



Wardrobe/Dressing Room Area

With fitted wardrobes with sliding mirrored fronts, radiator and double glazed window to side with fitted blind.

En-Suite Bathroom

8'5" x 6'5" (2.59 x 1.97)

With bath, fitted wash basin with fitted base cupboard underneath, low level WC, separate shower cubicle with shower, tiled splashbacks, tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling, shaver point, extractor fan, double glazed obscure window and internal oak veneer door with chrome fittings.



Double Bedroom Two

12'6" x 9'8" (3.82 x 2.97)

With built-in cupboard housing the central heating boiler, radiator, double glazed window with fitted blind and internal oak veneer door with chrome fittings.

Double Bedroom Three/Study

9'7" x 8'7" (2.93 x 2.62)

With radiator, double glazed window with fitted blind and internal oak veneer door with chrome fittings.

Bathroom

8'2" x 5'6" (2.50 x 1.70)

With bath, pedestal wash handbasin, low level WC, tiled splashbacks, tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling and internal oak veneer door with chrome fittings.



Car Parking

This particular apartment benefits from two allocated car parking spaces.



Tenure

The property is leasehold and was granted a long lease of 999 years commencing from June 2006 with 979 years remaining, There is an £120.00 service charge per month. There is no ground rent.

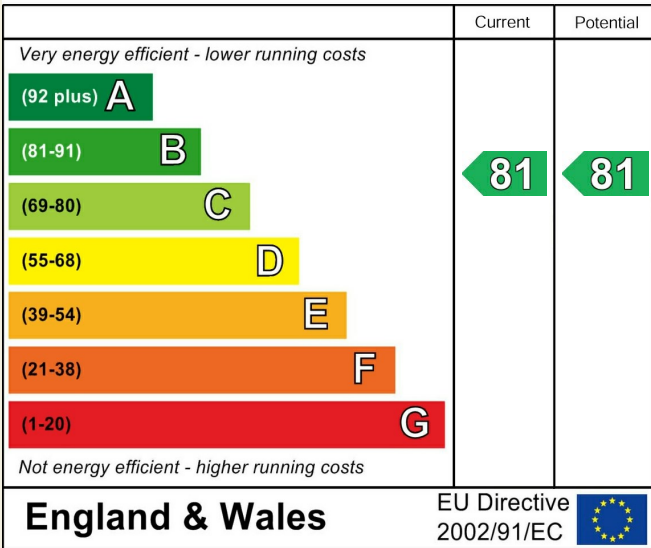


Council Tax Band D

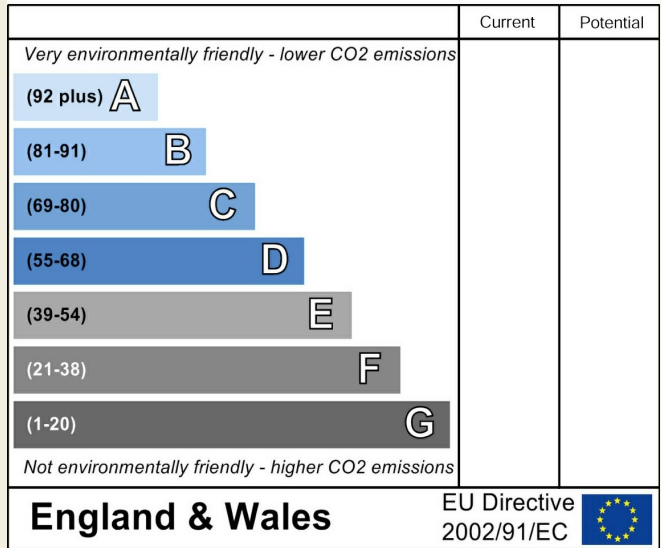




Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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