



2 Bed Flat/Apartment

21 Auckland Place, Duffield DE56 4BQ

£1,050 Per Calendar Month



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Superb First Floor Apartment
- Popular Development
- Short Walk To Village Amenities
- Lounge and Fitted Kitchen/Dining Room
- Two Double Bedrooms
- Fitted En-Suite and Fitted Bathroom
- Allocated Car Parking
- Well Kept Communal Grounds and Gardens
- Furnished – Available Early June 2026
- Viewing Essential

POPULAR FIRST FLOOR APARTMENT – A two double bedroom, en-suite first floor apartment, located in a popular development within walking distance of Duffield's excellent village amenities and is available immediately.

The property is furnished and in brief the gas central heated and double glazed living accommodation consists of; entrance hall, lounge, fitted kitchen/dining room with appliances, useful utility cupboard, two double bedrooms, fitted en-suite and fitted bathroom.

There are well kept communal gardens and grounds. Allocated car parking directly in front of the apartment.

FULLY FURNISHED

Entrance Hall

14'1" x 6'4" (4.30 x 1.95)

With entrance door with chrome fittings, telephone intercom, radiator, spotlights to ceiling, smoke alarm and fitted carpet.



Lounge

14'4" x 11'10" (4.39 x 3.63)

With feature wall papered wall, two radiators, triangular shaped double glazed window with deep window sill with aspect to the rear, TV point, telephone point, fitted carpet and internal door with chrome fittings.



Kitchen/Dining Room

12'11" x 11'6" (3.94 x 3.53)

With one and a half bowl stainless steel sink unit with chrome mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with matching worktops, built-in four ring stainless steel gas hob with stainless steel splash-back and stainless steel extractor hood over, built-in stainless steel electric fan assisted oven, integrated fridge/freezer, integrated dishwasher and washing machine. Radiator, smoke alarm, fitted glass shelving, concealed worktop lights, double glazed window with fitted blind and aspect to the front and internal door with chrome fittings.



Utility Cupboard

5'10" x 2'5" (1.78 x 0.75)

With space for tumble dryer, shelving, worktop and double opening doors with chrome fittings.



Master Bedroom

12'11" x 11'5" (into wardrobe recess) (3.96 x 3.50 (into wardrobe recess))

With a good range of fitted wardrobes with sliding mirrored doors, fitted carpet, radiator, TV point, telephone point, double glazed window with fitted blind and aspect to the front and internal door with chrome fittings.



En-Suite

7'2" x 5'2" (2.19 x 1.58)

With double shower cubicle with chrome shower, fitted wash basin with chrome fittings with fitted storage cupboard beneath, low level WC, tiled splash-backs, tiled flooring, shaver point, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator and internal door with chrome fittings.



Double Bedroom Two

14'4" x 9'6" (4.39 x 2.92)

With fitted carpet, radiator, triangular shaped double glazed window with deep window sill and aspect to the rear and fitted blind and internal door with chrome fittings.



Bathroom

7'6" x 6'4" (2.31 x 1.95)

In white with bath with chrome fittings, pedestal wash hand basin with chrome fittings, low level WC, tiled splash-backs, tiled flooring, spotlights to ceiling, extractor fan, double glazed side window with fitted blind, heated chrome towel rail/radiator and internal door with chrome fittings.



OUTSIDE

Gardens and Grounds

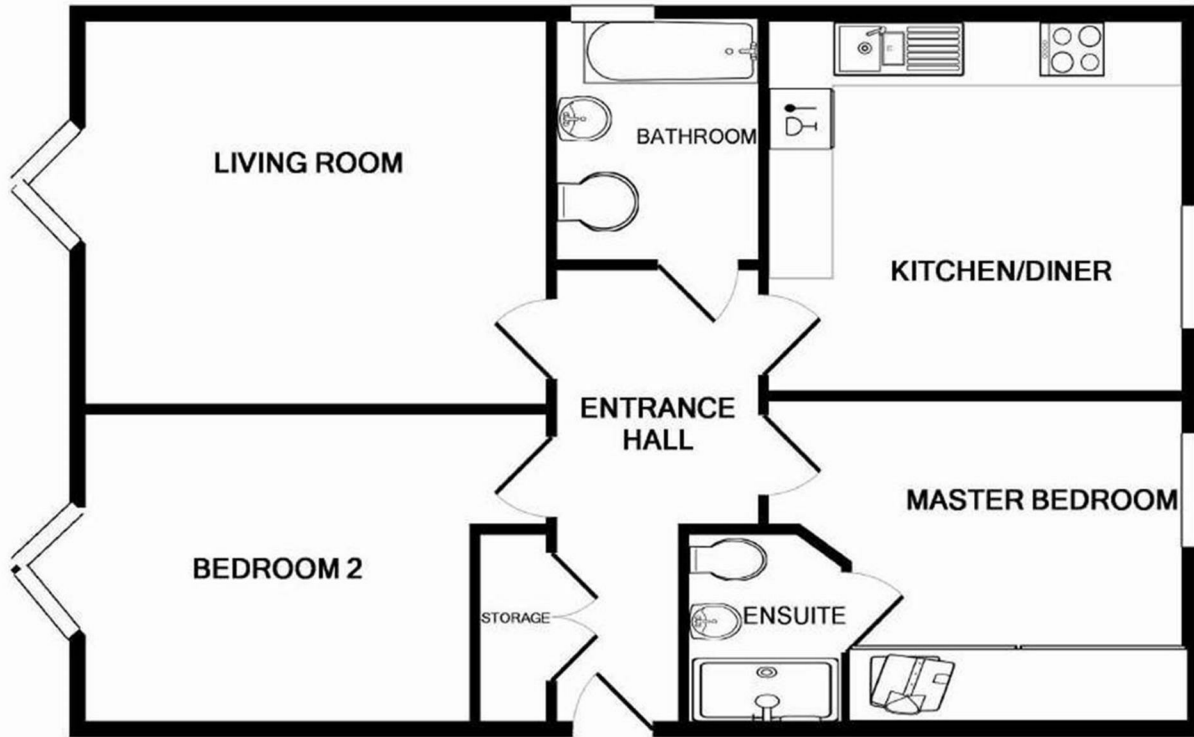
There are well kept communal gardens and grounds with lighting.

Allocated Parking

An allocated parking space is located directly in front of the property.

DIRECTIONAL NOTES

From our Duffield office turn right on to Wirksworth Road and left on to New Zealand Lane where the development can be found on the left hand side sign posted for Auckland Place.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating

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

82 82

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

84 86

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