



£250,000

Curzon Court, Belper DE56 4ER

Apartment | 2 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- Large Apartment
- 2 Double Bedrooms
- Kitchen/Breakfast Room
- Modern Shower Room/Wc
- Allocated Parking & Garage
- Entertaining Balcony
- Storage Room
- COUNCIL TAX BAND D

## Property Description

\*\*\*GUIDE PRICE £250,000\*\*\* Offered with no chain is this two double bedroom apartment located in the much sought after location of Duffield.

## Main Particulars

Offered with no chain is this two double bedroom first floor apartment located in the much sought after location of Duffield. The property briefly comprises of large lounge, two double bedrooms, kitchen breakfast room, bathroom and storage room. Outside the property both allocated parking and numerous visitor parking spaces. The property would ideally suit those looking to downsize or retire and an early internal inspection should be undertaken.

### Entrance

0.86m x 1.17m (2' 10" x 3' 10") With internal door leading in from the communal landing, decorative coving to ceiling, telecom entry system, and internal doors accessing all rooms.

### Kitchen/Breakfast Room

2.97m x 3.48m (9' 9" x 11' 5") Mainly comprising of a range of wall and base mounted matching units with roll top worksurfaces incorporating a single stainless steel sink drainer unit with mixer taps and complimentary splashback tiling. Integrated double electric oven and hob with extractor over, integrated dishwasher, fridge freezer and washing machine. wall mounted radiator, useful floor to ceiling storage cupboard, space for breakfast table, tiled floor covering and double glazed window to the rear elevation.

### Lounge/Dining Room

5.87m x 3.78m (19' 3" x 12' 5") Located to the rear of the property and overlooking private landscaped gardens and woodland. Double glazed window, double glazed door leading out onto a balcony, wall mounted radiators, decorative coving and wall lighting, TV and telephone points.

### Balcony

3.23m x 1.06m (10' 7" x 3' 6") Located at the rear of the property off the lounge/diner is this useful balcony overlooking landscaped gardens and woodland.

### Bedroom 1

3.31m x 4.90m (10' 10" x 16' 1") With large double glazed window to the front elevation enjoying distant views, decorative coving to ceiling, wall mounted radiator and space for bedroom furniture.

### Bedroom 2

2.42m x 3.13m (7' 11" x 10' 3") With double glazed large window to the front elevation, wall mounted radiator and decorative coving to ceiling.

### Newly Fitted Shower Room

2.94m x 1.92m (9' 8" x 6' 4") This modern shower suite includes an encased WC, large vanity unit with storage units beneath and double walk-in shower enclosure with mains fed shower and attachment over with complimentary glass shower screen. Modern clad walls, nonslip floor covering, wall mounted radiator, wall mounted extractor fan and double glazed obscured window to the front elevation.

#### Storage Cupboard

Located off the entrance hallway next to the bathroom is this large floor to ceiling storage cupboard.

#### Outside

The property is located in a very private courtyard with numerous visitor parking and allocated parking with pleasant landscaped gardens surrounding.

#### Garage

Located in a garage block and being brick built with up and over door.

#### Additional Information

999 years left on lease. lease extension completed July 2023.

12 Flats that own the freehold - 1/12th share of 'Curzon Court Duffield LTD'.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	82
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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