



£275,000

Auckland Place, Duffield, Belper DE56 4BQ

Apartment | 2 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Superb Modern Apartment
- 2 Double Bedrooms
- Kitchen/Diner
- En Suite to Master Bedroom
- 4 Piece Bathroom/WC
- Quiet Cul-De-Sac Position
- Parking For 2 Cars
- Walking Distance into Duffield
- Ideal First Home
- COUNCIL TAX BAND C

Property Description

New to the market is this superbly presented two double bedroom, first floor apartment located within the highly regarded area of Duffield.

Main Particulars

Derbyshire Properties are delighted to present this spacious two double bedroom, first floor modern apartment located in the highly regarded village of Duffield. The property briefly comprises of :- entrance hall, bathroom, two double bedrooms, en-suite to master bedroom and spacious dining kitchen. Located within a short walk of Duffield village centre where an array of fantastic local amenities can be found to include bars, restaurants, beauticians and sports centre. Duffield also has its own train station with a direct train to Nottingham. We believe the property would ideally suit first time buyers and those looking to downsize and an early internal inspection should be undertaken to avoid disappointment.

Ground Floor

Communal Entrance Hall

With wall mounted intercom security entry system and stair case to the first floor.

Entrance Hall

1.92m x 4.24m (6' 4" x 13' 11") This spacious entrance hallway with wood floor covering, wall mounted intercom entry system, wall mounted vertical radiator, double in-built cupboard and internal doors accessing all rooms.

Living Room (Currently Used As A Study)

4.33m x 3.61m (14' 2" x 11' 10") With feature floor to ceiling window with Juliet balcony to the rear elevation, TV and telephone points and wall mounted radiator.

Kitchen/Diner

3.91m x 3.49m (12' 10" x 11' 5") Mainly comprising of a range of all base mounted matching units with modern flat edged work surfaces incorporating a one a half bowl stainless steel sink drainer unit with mixer taps and tiled splashback areas. Under counter space and plumbing for washing machine, integrated fridge and freezer, integrated washer/dryer, electric oven, gas hob with extractor fan and stainless steel splashback, wood floor covering, wall mounted radiator and floor to ceiling feature window to the front elevation with Juliet balcony.

Bedroom 1

3.93m x 2.86m (12' 11" x 9' 5") With double glazed floor ceiling window with Juliet balcony to the front elevation, wall mounted radiator and range of fitted wardrobes with sliding doors provide ample storage and hanging space. Internal door accessories en-suite

En-Suite

1.55m x 2.16m (5' 1" x 7' 1") Comprising of a three-piece modern suite to include WC, vanity unit and double shower cubicle with mains fed shower and attachment over. Part tiled walls, wall mounted electrical shaver point, tiled floor covering and spotlights and extractor fan to ceiling.

Bedroom 2

2.84m x 2.88m (9' 4" x 9' 5") With double glazed floor to ceiling window with bespoke blinds and Juliet balcony, wall mounted radiator and modern fitted wardrobes with sliding frontage doors.

Bathroom

1.91m x 2.24m (6' 3" x 7' 4") Comprising of a 4 piece modern white suite to include low-level WC, pedestal wash hand basin, bath and separate shower enclosure with mains fed shower attachment with feature rainfall shower head. Fully tiled walls and floor, double glazed obscured window, spotlights, extractor fan to ceiling and wall mounted chrome heater towel rail.

Outside

The property benefits from a tandem parking spaces for two vehicles located to the front aspect and benefits from a quiet cul-de-sac location.

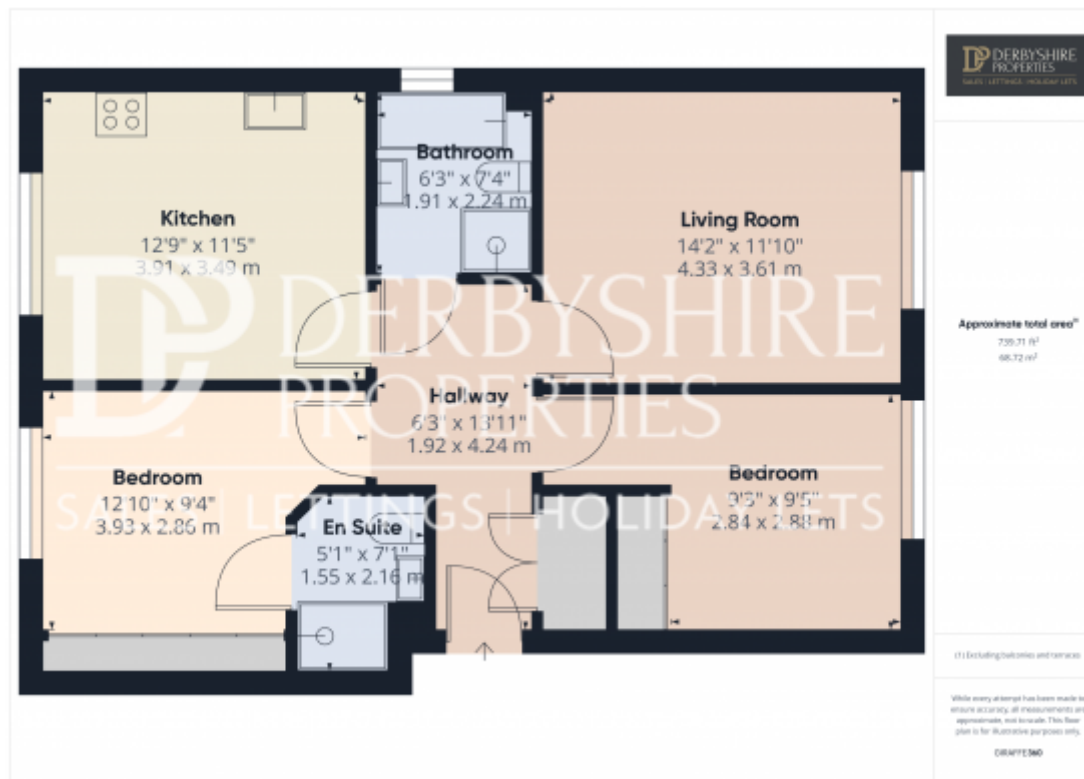
Service Charge

£112.50 per calendar month to include ground rent.

Disclaimer

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- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.






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

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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