15 Auckland Place
Duffield
Belper
DE56 4BQ

£1,100 Per Calendar Month

- Gas central heating
- Double glazing
- Entrance hall
- Inner hall
- Living dining kitchen
- Master bedroom with en-suite
- Allocated car parking

SCARGILL MANN & Co

EST. 1995

GENERAL INFORMATION

A superbly appointed modern stylish first floor apartment offering centrally heated and double glazed accommodation, in a well respected locality, with ease access to comprehensive facilities. Accommodation comprises, communal entrance hallway, leading to inner hall with built-in cupboard and utility cupboard with plumbing for automatic washing machine and tumble dryer point, living dining kitchen being comprehensively equipped with fitted units, integrated gas hob, oven and extractor hood, integrated dishwasher, built-in fridge and freezer.

Allocated parking.

LOCATION

The apartment is situated within the highly favoured locality of Duffield which boasts a wide and various range of local facilities including cafés, bars and restaurants and fashionable shopping. Swift access to the A6 and A38 linking to the motorway networks of the M1 and also has a local railway station.

ACCOMMODATION

ENTRANCE HALL

With built-in storage cupboard, utility cupboard with plumbing for automatic washing machine, tumble dryer point, central heating radiator.

LOUNGE

3.56m x 3.66m (11'8" x 12')

With two central heating radiators, large picture window

KITCHEN AREA

3.96m x 3.53m (13' x 11'7")

With inset sink unit and base cupboard beneath, mixer taps over, range of base and drawer units, work surfaces over, tiled surrounds, integrated dishwasher, built-in fridge and separate freezer, inset gas oven and extractor hood above, built-in double oven and grill, wall mounted cupboards, part laminated floor.

BEDROOM TWO

2.46m x 3.84m (8'1" x 12'7")

With built-in cupboard with boiler providing domestic hot water and servicing the central heating system, central heating radiator.

BEDROOM ONE
3.81m x 3.05m (12'6" x 10')
With built-in wardrobes with mirrored doors to front, central heating radiator.

EN-SUITE SHOWER ROOM
With low level w.c., pedestal wash hand basin, shower cubicle with tiled surrounds, glazed side screen, shower over, half tiled to main walls, heated chrome towel rail, spot lighting, extractor fan.

BATHROOM
With panelled bath with tiled surrounds, low level w.c., wash hand basin, half tiled surrounds, heated chrome towel rail, decorative spot lighting, extractor fan.

OUTSIDE
Allocated car parking.

DIRECTIONAL NOTE
From Derby proceed via the main A6 travelling through Allestree and approaching Duffield turn left at the first major traffic lights onto Wirksworth Road, then turn right into New Zealand Lane, then first right into the estate.

SPECIFIC REQUIREMENTS
The property is to be let part furnished. No smokers. Available 23rd October 2026.

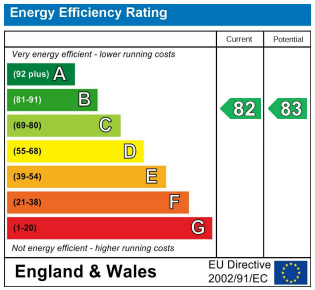
PROPERTY RESERVATION FEE
One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in.
NO APPLICATION FEES!

DEPOSIT
5 Weeks Rent.

ADDITIONAL INFORMATION
Rent: £1,100 pcm
Holding Deposit: £253 (1 Week taken on application)
Security Deposit: £1,269 (5 Weeks)
Council Tax Band: C – Amber Valley
EPC - B

Property construction: Brick & Tile
Parking: Allocated Parking
Electricity supply: MAINS –
Gas Supply: MAINS
Water supply: MAINS - Severn Trent
Sewerage: MAINS
Heating: Gas Central
Broadband type: BT Openreach, please check Ofcom website.

VIEWING
Strictly by appointment through Scargill Mann & Co 01332 206620.



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