



GRANT'S  
OF DERBYSHIRE

3 Regency House Leighton Way, Belper DE56 1SU  
£775 Per Month

Grants of Derbyshire are delighted to offer For Rent, this spacious and bright second floor, two bedroom apartment, located in the heart of Belper town centre. Benefiting from electric heating and double glazing throughout, this property briefly comprises; Entrance Hall, Bathroom, Open Plan Living/Kitchen Area and Two Double Bedrooms, one of which has an En-suite Shower Room. This property doesn't have any outdoor space but is in a very central & sought after location, just a short walk from Belper River Gardens. There's an allocated parking space with Apartment 3 and additional visitor parking bays, as well as on-road parking. Available end of August 2025. No pets. Non-smokers only.



## Access to the property

The property is accessed at the back of the building via a shared access door. Stairs rise to all floors and Apartment 3 can be located on the second floor where the front entrance door opens into the:

## Entrance Hall

With laminate flooring and spotlights to the ceiling, doors lead off to the Open Plan Living/Kitchen Area, Bedroom 1, Bedroom 2 and the Bathroom. Three further doors open to three storage cupboards, one has a rail and shelf, another just shelving and the third houses the hot water tank with storage space in front.

## Open Plan Living / Kitchen 24'6" (max) x 13'1":0'0" (max) (7.49m (max) x 4:00m (max))

A bright and spacious room with laminate flooring, spotlights to the ceiling & two Kyros Rointe electric radiators. The Living/Dining area of this room has front aspect uPVC double glazed french doors with a juliet balcony, providing lots of natural light and fresh air. There's also a lovely electric fire, providing a focal point for a seating area. The Kitchen area of this room has a front aspect uPVC double glazed window, providing lots of light and is fitted with a contemporary suite consisting of matching cream gloss, wall, base and drawer units with a black granite effect work top over and stainless steel one and a half bowl sink with

mixer tap over. There's under-unit spot lighting and integrated appliances include a tall fridge/freezer, an Electrolux electric hob with stainless steel extractor over and Lamona electric oven beneath. There's also space and plumbing for an automatic washing machine.

## Bathroom 6'10" x 6'7" (max) (2.10m x 2.03m (max))

A neutrally decorated, part tiled room with tiled flooring and a side aspect uPVC double glazed window with obscured glass. This room is fitted with a white three piece suite which consists of a panelled bath tub, pedestal wash hand basin and dual flush WC. There's also an extractor fan and a chrome, ladder style heated towel rail.

## Bedroom 1 8'7" x 11'3" & 12'0" x 4'0" (2.63m x 3.44m & 3.68m x 1.24m)

An 'L' shaped double bedroom with a rear aspect uPVC double glazed window which has lovely views towards the woods & a Kyros Rointe electric radiator. A door opens into the:

## En-suite Shower Room 4'9" (max) x 6'9" (max) (1.45m (max) x 2.07m (max))

A contemporary room with tiled flooring and spotlights to the ceiling. Fitted with a three piece suite consisting of double size shower cubicle with mains shower over, a pedestal

wash hand basin and a dual flush WC. This room also has an extractor fan and a chrome, ladder style heated towel rail.

## Bedroom 2 12'0" x 8'6" (3.68m x 2.60m)

A double bedroom with a rear aspect uPVC double glazed window which looks towards the woodlands and a Kyros Rointe electric radiator.

## Outside & Parking

This property doesn't have any outdoor space but Belper River Gardens is just a short walk away. There is an allocated parking space for Apartment 3, additional visitor parking bays & on-road parking available nearby.

## Council Tax Information

We are informed by Amber Valley Borough Council that this home falls within Council Tax Band C which is currently £1781 per annum.

## Directional Notes

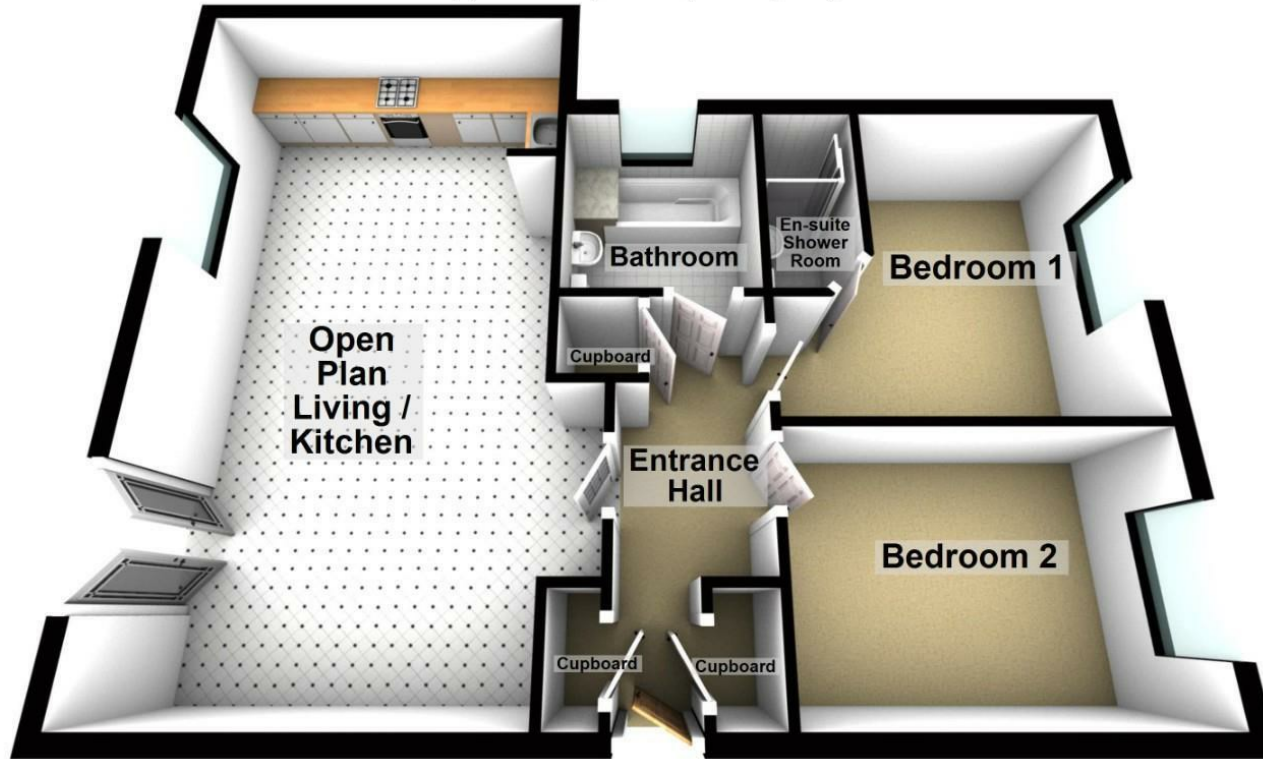
From the centre of Belper, head south along Bridge Street towards the round about. Go straight over the round about and take the first left hand turn onto Leighton Way. Regency House is located right in front of you. You can park in the visitor car parking bay or on-road.





## Ground Floor

Approx. 65.3 sq. metres (702.8 sq. feet)



Total area: approx. 65.3 sq. metres (702.8 sq. feet)

This plan is only offered as a guide to the layout. Please Do Not Scale  
Plan produced using PlanUp.

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

