Fletcher & Company

Apartment 11, The Promenade

Mercia Marina, Findern Lane, Willington, DE65 6DW

Price £560,000 Leasehold

- OPEN DAY 7th NOVEMBER, CALL NOW TO BOOK
- South Facing Three Bedroom, Penthouse Apartment with views towards the Trent and Mersey Canal
- Accommodation Totalling 1345 sq ft
- Stunning open-plan living area with generous floor-to-ceiling windows & Juliet Balcony
- Individually designed premium kitchens, bathrooms and shower rooms
- Two car parking spaces to each apartment
- Seven-day-a-week support from the Marina Reception
- Managed estate with access to 77 acres of parkland
- Fifteen luxury apartments set in an exclusive marina location

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Summary

A luxurious two-bedroom apartment located on the Second Floor of the highly anticipated Promenade development with Juliet Balcony providing elevated views towards the Trent and Mersey Canal together with views over the rural South Derbyshire countryside.

The Promenade at Mercia Marina offers just 15 luxury waterside apartments, presenting a rare opportunity to purchase an exclusive residence at the largest inland marina in the UK. Designed by renowned local architects, The Promenade complements the marina's existing award-winning architecture, becoming a new Derbyshire landmark. Residents will benefit from peace of mind living on a managed estate with private access to 77 acres of parkland, staff available seven days a week and CCTV with security support.

An apartment at The Promenade is truly unique; every aspect has been carefully considered from inception to completion to deliver residences that stand out in both design and functionality.

Large windows and balconies ensure light-filled spaces while each residence includes two secure reserved parking spaces along with access to the marina's private estate. Residents enjoy on site conveniences such as boutiques, cafes, restaurants, a bar, beauty spa services as well as CCTV security patrols for added safety.

Additional amenities include seven-day-a-week support at hand from the Marina reception along with an on-site handyman service for maintenance needs. Each home is equipped with fibre optic internet service for modern connectivity alongside underfloor heating for comfort throughout seasons.

Spacious open-plan living areas combined with generous floor-to-ceiling windows enhance overall spatial perception while highlighting elegant tones found within interior palettes—making kitchens inviting places perfect for relaxing over

The Location

Crafted from quality materials, these elegant waterside apartments provide stunning views across the natural Derbyshire landscape while excellent amenities are right on your doorstep. Mercia Marina is a well-established living and leisure destination that combines the buzz of coastal marinas with the tranquility of rural Derbyshire. The Promenade unites cosmopolitan flair with countryside charm alongside restaurants, cafes, boutiques, and a beauty spa located in the Boardwalk and Piazza buildings overlooking the marina lake and grounds.

Centrally located in historic Mercia, surrounding villages accommodate prestigious institutions such as Repton School founded in 1557. Willington Village provides immediate access to mainline train stations and major road networks in the heart of England. The stunning Derbyshire Dales, Peak District, and National Forest are only a short distance away.

Accommodation

The accommodation briefly comprises; Hallway, generous open plan kitchen/dining/living space with feature island unit and glazed sliding doors opening to a glazed Juliette balcony. Utility Room, Principal bedroom with fitted wardrobes and En-Suite Shower Room, two further double bedrooms and Family Bathroom plus storage cupboards.

Kitchens & Utility Rooms

The Shaker style kitchen and utility rooms have been designed by Symphony Kitchens featuring soft closing doors and drawers along with chrome ironmongery, Silestone composite quartz worktops complemented by undermount stainless steel sinks equipped with pull-out mixer taps in chrome, AEG induction hobs paired with extractor chimney hoods, AEG integrated ovens and combination microwave ovens, AEG integrated fridge freezers, matching integrated dishwashers, separate utility cupboards or rooms containing AEG washer dryers and Kardean flooring.

Bathrooms

Boasting large porcelain tiled floor finishes, tiled skirting feature, wall tiling to bath and shower area, tiled niches enhanced by PIR controlled pin lighting, vanity units offering drawer storage and feature PIR controlled lighting, sanitary wear including Grohe thermostatic rain and pull-out showers, wall-mounted Grohe WCs with soft closing seats and concealed cisterns and electric thermostat ladder towel rails ensuring luxurious comfort throughout each residence.

Apartment Finishes

Each apartment will benefit from oak finish Karndean flooring to halls, receptions, kitchens and stores, with high-quality carpets to bedrooms and dressing rooms. Robust panel doors with chrome ironmongery and contemporary skirting and architrave detailing accent the space. Principal bedrooms benefit from fitted shaker style wardrobes.

Lighting Electrics & Data

LED downlights throughout, feature pendant point to living space, dining space and kitchen island, matt white screwless electrical fixings with USB point to bedrooms, living room and kitchen, automatic PIR controlled low-level pin lighting to bathrooms, full superfast fibre to property from the Mercia fibre network, data point to TV positions and study area and external wall lights to balconies on Marina facing penthouse apartments.

Heating & Ventilation

Underfloor heating to principal receptions, hall and bedrooms, thermostatic towel rails to bathrooms and mechanical ventilation heat recovery to all rooms offering fresh air throughout the apartments.

Security

Video entry system operating private entry to the development, fob access to common parts with key override, high security door keys, alarm panel with door contacts, external lighting to selected areas and door view finders.

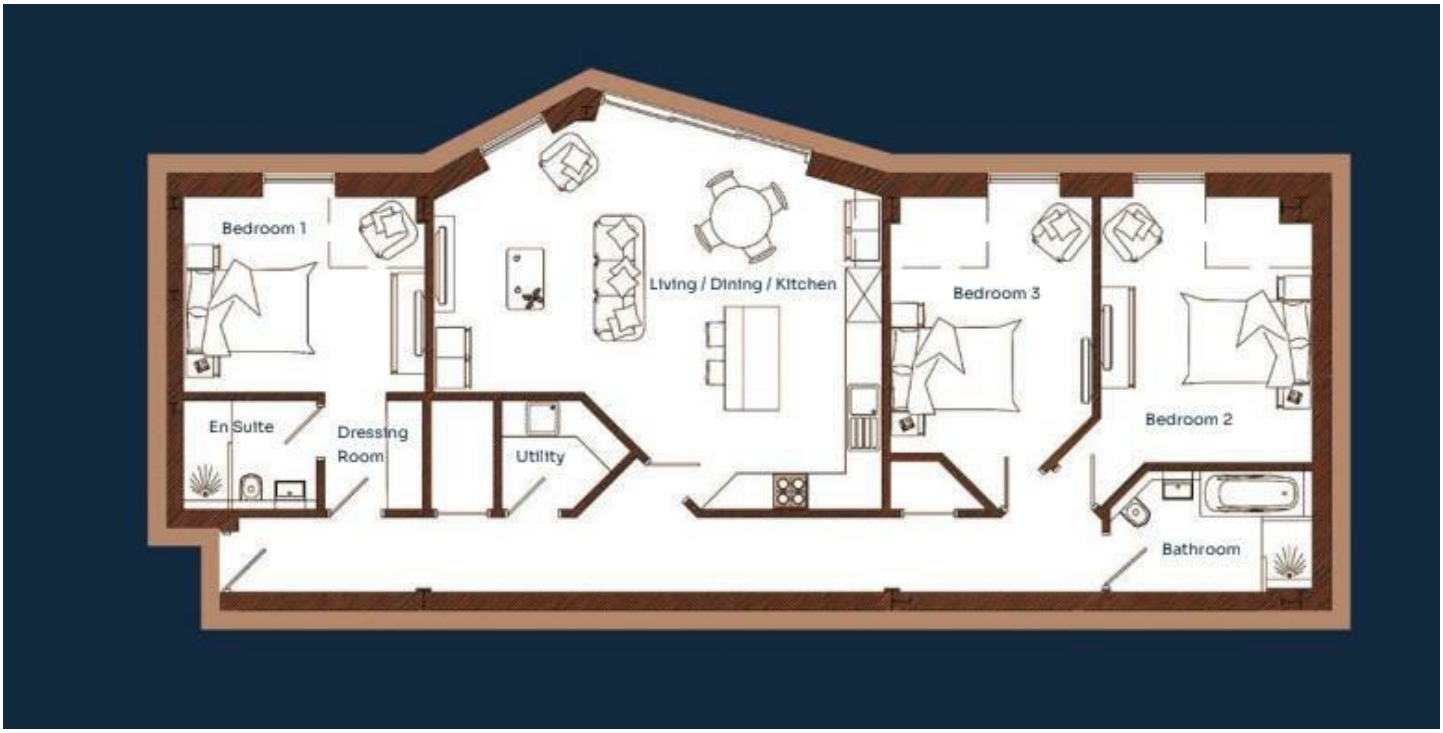
Car Park & Cycle Storage

Two car parking spaces to each apartment, access controlled secure parking, locked bicycle storage and meter electrical point for installation of EV charging.

Management Company

A management company will be established with each apartment owning a share to administer the effective operation and maintenance of common facilities at The Promenade. A service charge will be established in proportion to the size of the apartment to cover these costs and a proportion of costs for the wider estate benefits offered which is anticipated to be IRO £3000+VAT PA

Lease - an anticipated period of 950 years.


Bedroom 1
Living / Dining / Kitchen
Bedroom 3
Bedroom 2
En Suite
Dressing Room
Utility
Bathroom

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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Getting there

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Council Tax Band:
Tenure: Leasehold