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2 Bed Apartment

Castle Sawmills Mayfair  
Court  
Duffield  
Belper  
DE56 4JA

£895 Per Calendar Month

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Fletcher  
& Company

# Castle Sawmills Mayfair Court Belper DE56 4JA



- TWO bedroom 1st floor apartment
- Spacious Living/Kitchen
- Family bathroom
- Communal lawned area to rear
- Allocated parking space and visitors parking
- Sought after area of Duffield
- Ensuite shower to Master Bedroom
- Integrated Appliances
- Available immediately
- Immaculate Condition

Fletcher & Company are delighted to present this well-presented first-floor apartment to the rental market, located in the highly sought-after village of Duffield.

Available immediately, the property would ideally suit a professional individual or couple, offering both comfort and convenience in a desirable residential setting. The apartment benefits from excellent commuting links, with Duffield Railway Station just a short walk away, providing easy access to surrounding towns and cities.

In brief, the accommodation comprises: entrance hall, a spacious open-plan kitchen and living area, family bathroom, and two well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room.

Externally, the property further benefits from allocated parking.

Early viewing is highly recommended to fully appreciate the accommodation on offer.





## The Location

### Accommodation

#### Secure Communal Entrance Hall

With secure door and staircase leading to apartment.

#### Entrance Hall to Apartment

10'0" x 7'7" x 5'9" x 4'1" (3.06 x 2.32 x 1.76 x 1.27)

With front door, telephone intercom, smoke alarm, spotlights to ceiling and radiator.

#### Built-In Storage Cupboard

3'2" x 2'4" (0.98 x 0.73)

With coat hangers and internal door with chrome fittings.

#### Boiler Cupboard

8'5" x 2'8" (2.58 x 0.83)

#### Living Lounge/Dining/Kitchen

18'8" x 10'7" (5.70 x 3.25)

#### Lounge/Dining Area

With two radiators and double glazed French doors to front with Juliette style balcony.



## Kitchen Area

With single stainless steel sink unit with mixer tap, wall and base units with matching worktops, built-in electric hob, built-in electric oven, extractor hood, integrated dishwasher, integrated fridge, integrated freezer, tile flooring, concealed worktop lights and double glazed window to side.

## Bedroom One

10'8" x 10'5" (3.26 x 3.19)

With radiator, double glazed window to front and internal door with chrome fittings.

## En-Suite

7'4" x 3'10" (2.25 x 1.18)

With separate shower cubicle with shower, pedestal wash handbasin, low level WC, tile splashbacks, tile flooring, spotlights to ceiling, extractor fan, shaver point, heated towel rail/radiator and internal door with chrome fittings.

## Bedroom Two

10'3" x 6'10" (3.14 x 2.09)

With radiator, double glazed window to front and internal door with chrome fittings.



## Bathroom

6'9" x 5'9" (2.07 x 1.77)

With bath with mixer tap/shower attachment, pedestal wash handbasin, low level WC, tile splashbacks, tile flooring, spotlights to ceiling, extractor fan, shaver point, heated towel rail/radiator and internal door with chrome fittings.

## Communal Grounds & Gardens

There are well-kept communal grounds and gardens.

## Car Parking

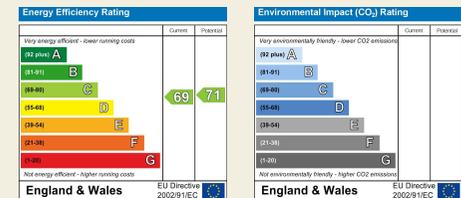
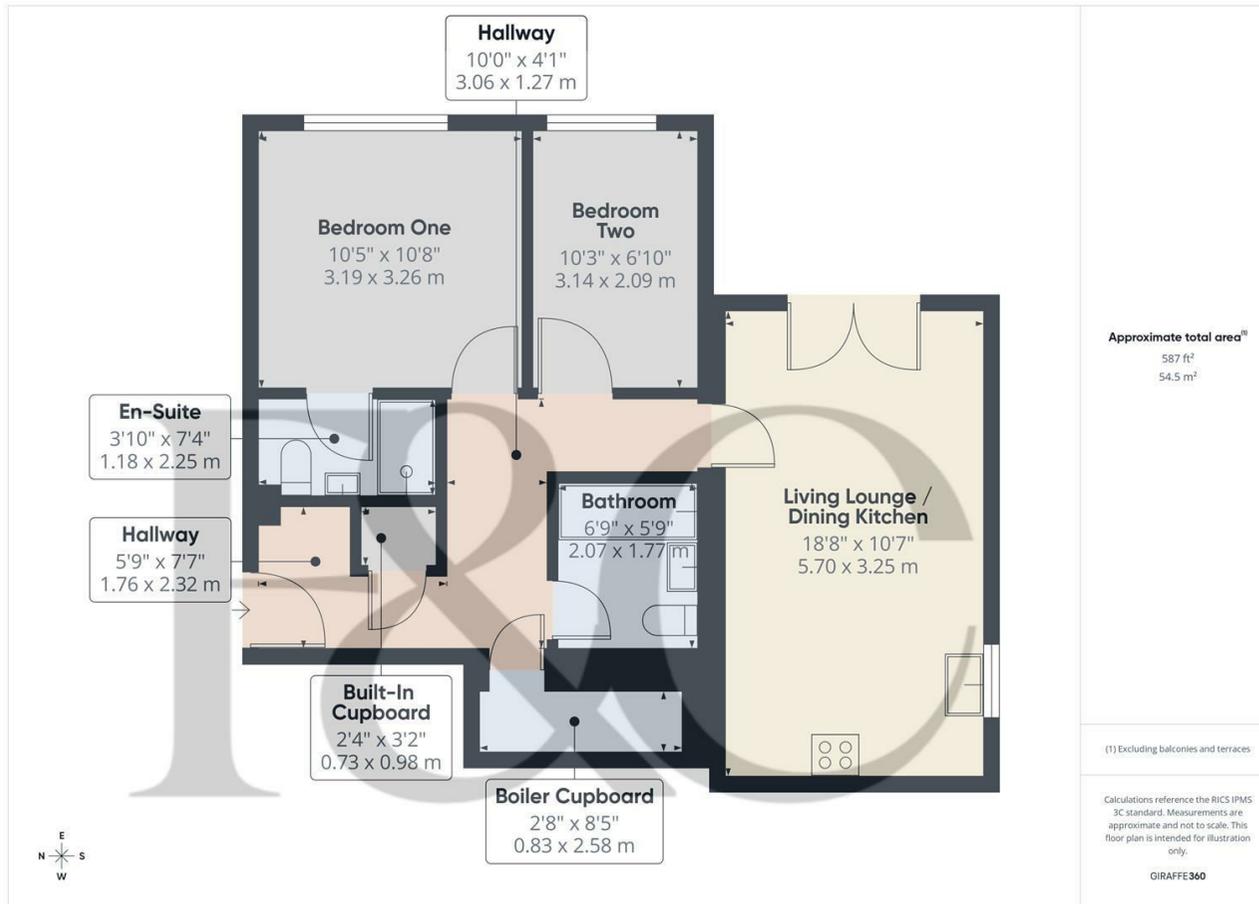
The property benefits from one allocated car parking space (visitors car parking spaces).

## Council Tax Band

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