



2 Bed Flat/Apartment

10 Cumberhills Grange, Duffield, Belper DE56 4HB
Offers Around £350,000 Leasehold



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Fletcher
& Company

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- First Floor Two Bedroom Apartment with Beautiful Views
- Modern Lifts To Apartment
- Far-Reaching Southerly Open Views
- Living Kitchen/Dining Room/Lounge with Sun Balcony
- Two Double Bedrooms & Two Bathrooms
- Two Car Parking Spaces
- Exclusive Private Development
- All Windows Look Out To The Open Countryside
- Quiet & Convenient Cul-de-Sac Location
- No Chain Involved - Viewing Essential

FIRST FLOOR APARTMENT WITH OPEN VIEWS - Located in the exclusive private development of Cumberhills Grange, this apartment in Duffield, offers a unique opportunity for discerning buyers.

The modern lifts provide easy access to the penthouse, ensuring convenience and comfort for all residents.

As you enter the apartment, you are greeted by a spacious open plan living lounge, dining room, kitchen and sun balcony that boasts far-reaching southerly views, allowing natural light to flood the space and creating a warm and inviting atmosphere. This stylish residence features two well-appointed bedrooms with fitted wardrobes and two bathrooms.

The quiet and convenient cul-de-sac location enhances the appeal, offering a peaceful retreat while still being close to local amenities and transport links.

All Windows Look Out To The Open Countryside - No Chain Involved - Viewing Essential

The Location

The village of Duffield provides an excellent range of amenities including a varied selection of shops, post office, library, historic St Alkmund's Church and a selection of good restaurants. The village has excellent medical and educational facilities both at primary and secondary level (Ecclesbourne Secondary School). There is a regular bus service along the A6 between Derby and Belper. Also a regular train service into Derby City centre, which lies some 5 miles to the south of the village. Local recreational facilities within the village include squash, tennis, cricket, football and the noted Chevin Golf course. A further point to note is that the Derwent Valley in which the village of Duffield nestles, is one of the few world heritage sites and is surrounded by beautiful countryside.

Accommodation

Secure Communal Entrance Hall

With stairs and lift system to apartment.

Entrance Hall to Apartment

12'4" x 3'11" (3.76 x 1.20)

With entrance door, intercom telephone, radiator and built-in double storage cupboard with double opening doors.

Lounge/Dining/Kitchen

26'8" x 22'6" (8.15 x 6.87)



Lounge Area

With radiator, spotlights to ceiling, far-reaching views and double glazed French doors opening on to balcony.



Balcony

12'3" x 2'8" (3.74 x 0.83)

With countryside views.

Dining Area

With two radiators, far-reaching countryside views and double glazed window.



Kitchen Area

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching granite worktops, built-in five ring gas hob with stainless steel extractor hood over, built-in electric fan assisted oven, built-in fridge, built-in dishwasher, built-in freezer, continuation of the granite worktops forming a useful, small breakfast bar area, tile flooring, spotlights to ceiling, countryside views and open space leading to dining and lounge area.



Utility Room

8'3" x 4'1" (2.53 x 1.26)

With wall and base fitted units with matching worktops, plumbing for automatic washing machine, tumble dryer space, tile flooring and extractor fan.

Bedroom One

13'7" x 11'0" (4.16 x 3.36)

With built-in wardrobes with sliding doors, radiator, countryside views, double glazed window to front and internal oak veneer door with chrome fittings.



En-Suite

8'6" x 6'4" (2.61 x 1.94)

With bath with shower over with shower screen door, fitted wash basin with base cupboard underneath, low level WC, tiled walls, tile flooring, shaver point, spotlights to ceiling, generous sized fitted mirror, extractor fan, heated chrome towel rail/radiator and internal oak veneer door with chrome fittings.



Double Bedroom Two

9'8" x 9'7" (2.96 x 2.93)

With built-in double wardrobe with sliding doors, built-in cupboard housing the central heating boiler, radiator, countryside views, double glazed window to front and internal oak veneer door with chrome fittings.



Shower Room

8'7" x 5'8" (2.62 x 1.73)

With double shower cubicle with electric shower, fitted wash basin with fitted base cupboard underneath, low level WC, tile the walls, tile splashbacks, generously sized fitted mirror, shaver point, extractor fan, spotlights to ceiling, heated chrome towel rail/radiator and internal oak veneer door with chrome fittings.



Communal Gardens & Grounds

There are well kept communal gardens and grounds.



Car Parking

There are two allocated car parking spaces.



Council Tax Band D

Tenure - Leasehold

999 year lease from 2008. Service Charge - £205 per month. Ground Rent - £17 per month.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	