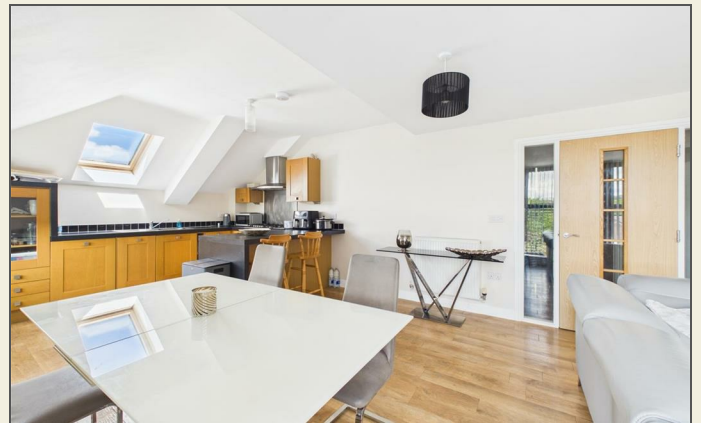




## 3 Bed Apartment

10 Auckland Place, Duffield, Belper DE56 4BQ  
Offers Around £289,950 Leasehold



3



1



2



B

**Fletcher**  
& Company

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Second Floor Apartment – Top Floor – Far Reaching Views
- Spacious Living – 1,008 sq. ft
- Gas Central Heating & Double Glazing
- Living Lounge/Dining/Kitchen
- Three Double Bedrooms ( Bedroom 3/Study )
- En-suite & Bathroom
- Benefits From Two Allocated Car Parking Spaces
- Walking Distance to Amenities – Shops, Bus/Train Service, Pubs/Restaurants
- Cul-de-Sac Location – Ecclesbourne School Catchment Area
- The Property is Leasehold and Granted a Long Lease of 999 years

TOP FLOOR – A three bedroom, two bathroom second floor apartment with two car parking spaces providing spacious accommodation, within walking distance of Duffield amenities.

#### The Location

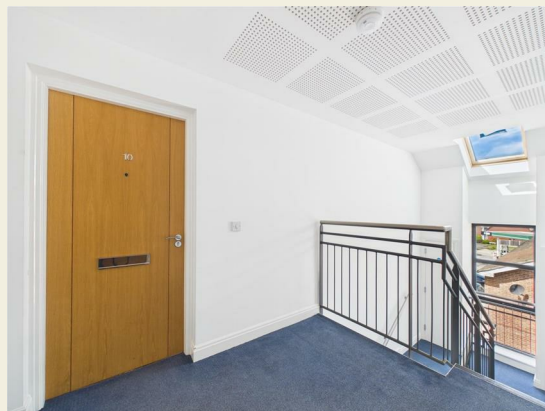
The village of Duffield provides an excellent range of amenities including a varied selection of shops, post office, library, historic St Alkmund's Church and a selection of good restaurants, medical facilities and schools including The Meadows, William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is 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

##### Entrance Hall

12'8" x 3'7" (3.87 x 1.11)

With entrance door with chrome fittings, telephone intercom and radiator.



##### Living Lounge/Dining/Kitchen

29'3" x 13'1" (8.92 x 3.99)

### Lounge Area

With radiator, double glazed window with fitted blind and internal oak veneer door with chrome fittings.



### Dining Area

With two radiators.



### Kitchen Area

With one and a half sink unit with mixer tap, a range of wall and base fitted units with matching worktops, the continuation of the worktops forming a useful breakfast bar area, built-in five ring gas hob with extractor hood over, built-in electric fan assisted oven, integrated fridge, integrated slim line dishwasher, integrated freezer, double glazed window with fitted blind and double glazed Velux style window.



### Built-In Boiler Cupboard

3'8" x 2'8" (1.14 x 0.83)

Housing the Megaflow cylinder with oak veneer door with chrome fittings.

### Utility Cupboard

4'5" x 3'2" (1.36 x 0.98)

With power, lighting, plumbing for automatic washing machine, extractor fan, space for tumble dryer and double opening doors.

### Double Bedroom One

16'11" x 10'9" (5.17 x 3.30)

With radiator, double glazed window to front with fitted blind and internal oak veneer door with chrome fittings.



### Wardrobe/Dressing Room Area

With fitted wardrobes with sliding mirrored fronts, radiator and double glazed window to side with fitted blind.

### En-Suite Bathroom

8'5" x 6'5" (2.59 x 1.97)

With bath, fitted wash basin with fitted base cupboard underneath, low level WC, separate shower cubicle with shower, tiled splashbacks, tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling, shaver point, extractor fan, double glazed obscure window and internal oak veneer door with chrome fittings.



### Double Bedroom Two

12'6" x 9'8" (3.82 x 2.97)

With built-in cupboard housing the central heating boiler, radiator, double glazed window with fitted blind and internal oak veneer door with chrome fittings.

### Double Bedroom Three/Study

9'7" x 8'7" (2.93 x 2.62)

With radiator, double glazed window with fitted blind and internal oak veneer door with chrome fittings.

### Bathroom

8'2" x 5'6" (2.50 x 1.70)

With bath, pedestal wash handbasin, low level WC, tiled splashbacks, tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling and internal oak veneer door with chrome fittings.



### Car Parking

This particular apartment benefits from two allocated car parking spaces.



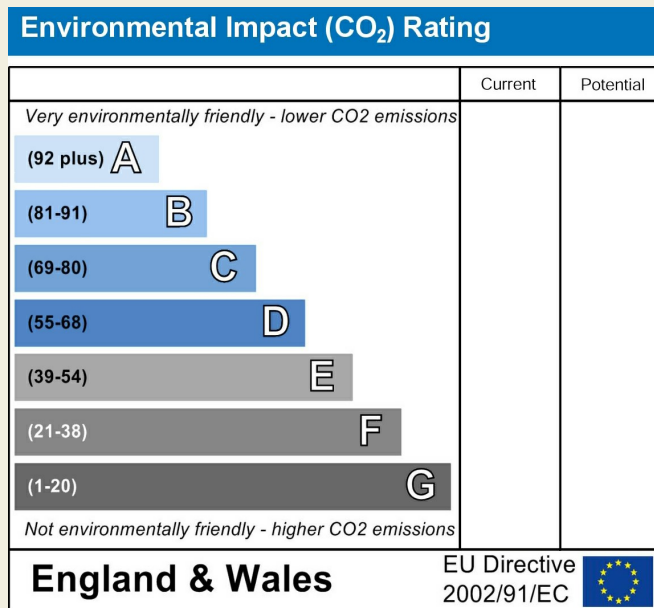
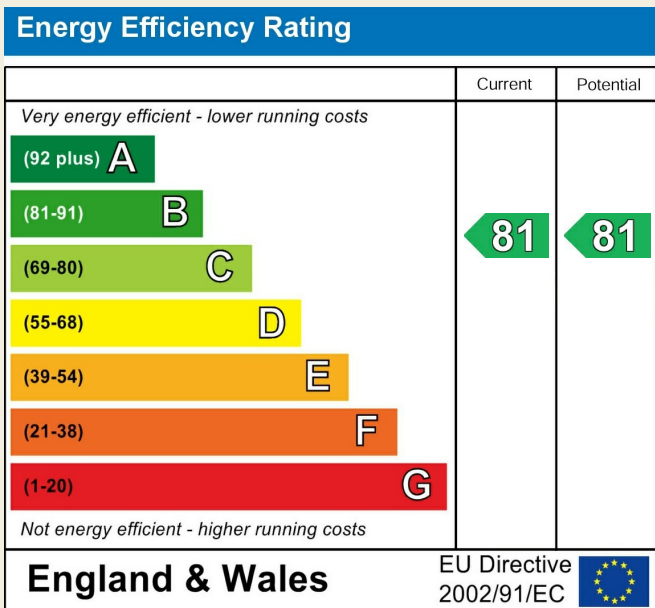
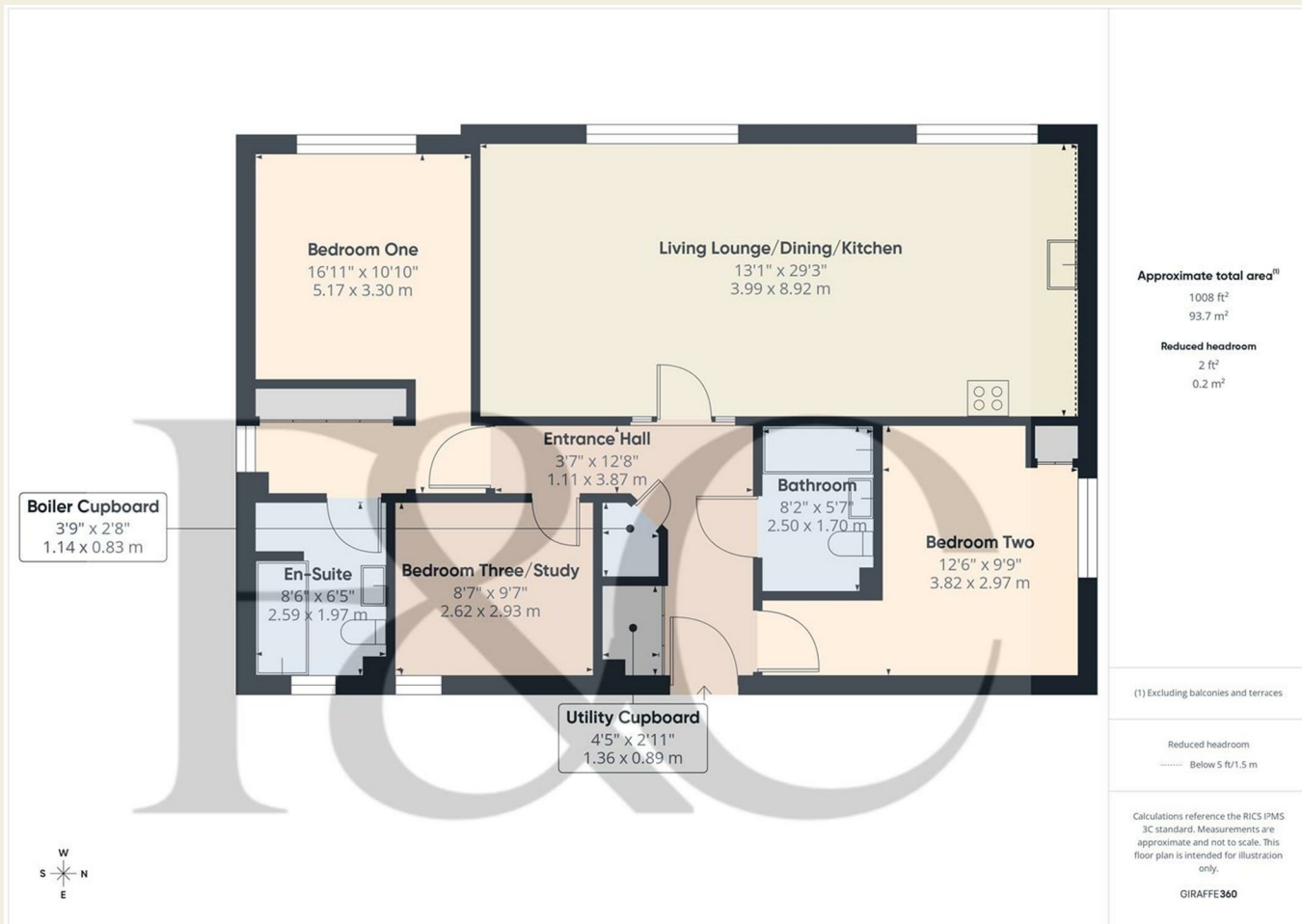
### Tenure

The property is leasehold and was granted a long lease of 999 years commencing from June 2006 with 979 years remaining, There is an £120.00 service charge per month. There is no ground rent.



### Council Tax Band D





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