Fletcher & Company

4B Wirksworth Road, Duffield, Belper, DE56 4GH

Price £142,950

Share of Freehold



- Residential One Bedroom Apartment
- Situated in This Highly Desirable & Sought-After Village
- Ecclesbourne School Catchment
- Stylish Open Plan Living Space
- Fitted Shower Room
- Ideal for Both Owner Occupier or Investment
- Apartment Furniture & Appliances Included in the Sale
- Internal Viewing is Strictly by Appointment
- EPC Rating - TBC
- Leasehold - Share of Freeehold TBC





Summary

This is a fantastic opportunity to secure a residential property in the heart of the sought-after village of Duffield.

The apartment offers an excellent investment for both homeowners and investors, being situated within the highly regarded Ecclesbourne School catchment area.

The layout features an entrance hall, a spacious open-plan living kitchen diner equipped with fitted appliances, one generous double bedroom, and a modern shower room.

The Location

The village of Duffield is extremely sought after with an excellent range of amenities including a varied selection of shops and schools including The Meadows and William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is a regular train service to Derby City Centre which lies some five miles to the south of the village. The thriving market town of Belper is situated three miles north of the village and provides a more comprehensive range of shops and leisure facilities. Local recreational facilities within the village include squash, tennis, football, cricket and 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.

Accommodation

Ground Floor

Hallway

18'5" x 5'1" (5.62 x 1.55)
A hallway leads to a side corridor that provides separate access and a staircase leading to the apartments above.

First Floor

23'6" x 4'11" (7.17 x 1.50)
This floor includes a landing area that connects to both apartments A and B.



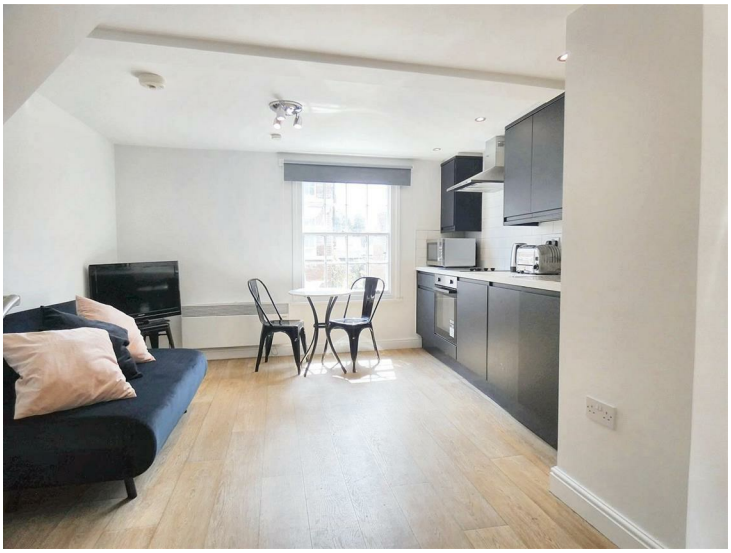
Apartment Entrance Hall

4'0" x 2'8" (1.23 x 0.82)
Apartment B is accessed through a uPVC double glazed door opening into an entrance hall which further leads into the open plan living space, shower room and staircase leading to the second floor.

Open Plan Living Space

14'4" x 11'9" (4.37 x 3.60)

This well designed open-plan living area incorporates a dining space and fitted kitchen. The kitchen has been recently upgraded with modern handle-less base, eye-level and drawer units complemented by worksurfaces that incorporate a single bowl stainless steel sink unit with swan neck chrome mixer tap and matching tiled splash-back. Appliances include a four ring electric hob with an oven below and an extractor hood above along with an integrated dishwasher and washer dryer.





Shower Room

6'4" x 6'0" (1.94 x 1.84)

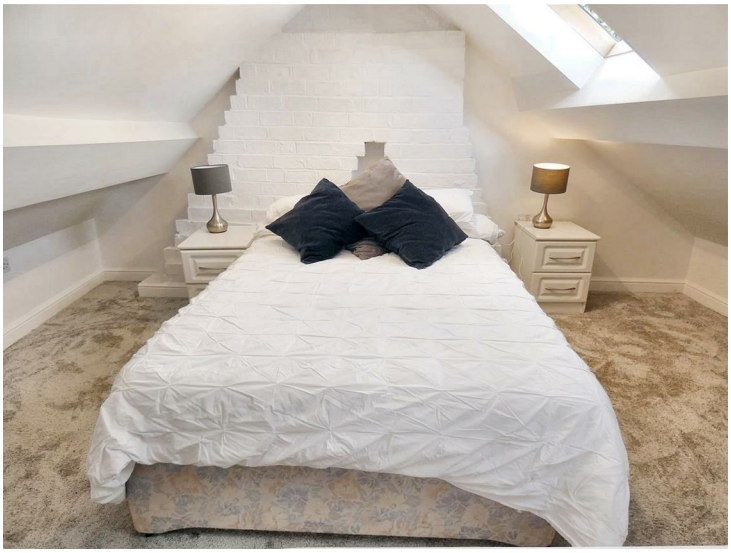
The shower room features a three-piece suite comprising of low-level WC, vanity wash handbasin and recessed shower enclosure.

Second Floor

Double Bedroom

15'0" x 12'3" (4.59 x 3.75)

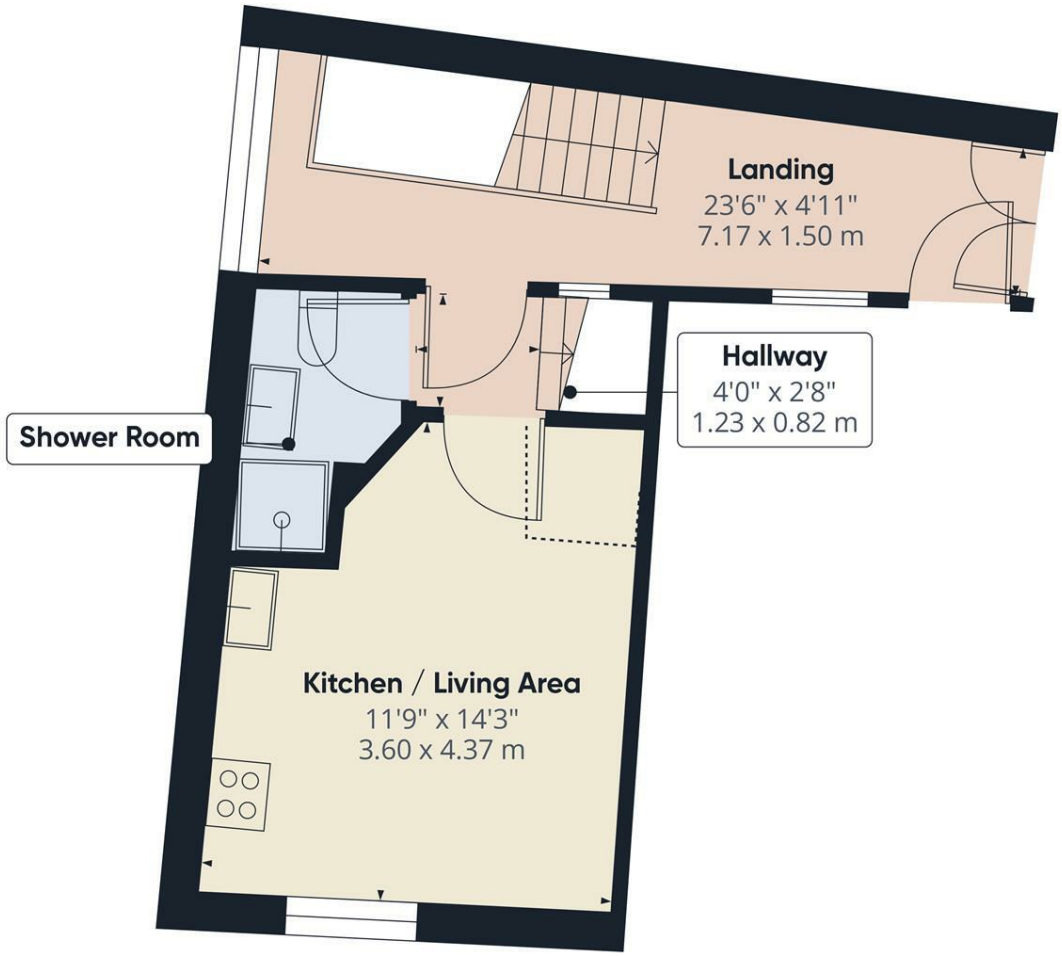
On the second floor, there is also a double bedroom characterised by its vaulted ceiling and Velux window to the rear.



Note
Please note that the property is currently let out for £795 PCM. For further information please contact our Duffield office

Council Tax Band TBC

Leasehold/Share of Freehold Information
We have been informed that the property is will have a share of the Freehold and are currently clarifying this together with associated charges. It is anticipated that a service charge will be in the region of £1450 PA. For more information, please contact our office.



Floor 1

Approximate total area(1)

313.56 ft²
29.13 m²

Reduced headroom

11.9 ft²
1.11 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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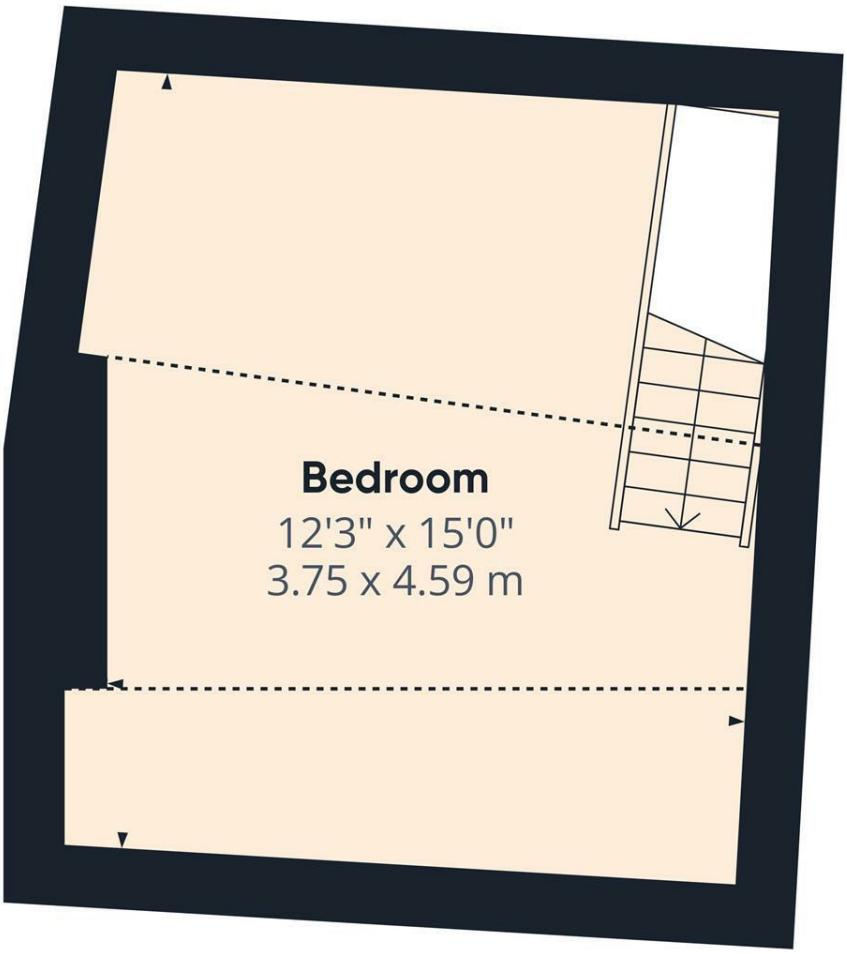

Floor 2

Approximate total area(1)

168.89 ft²
15.69 m²

Reduced headroom

99.55 ft²
9.25 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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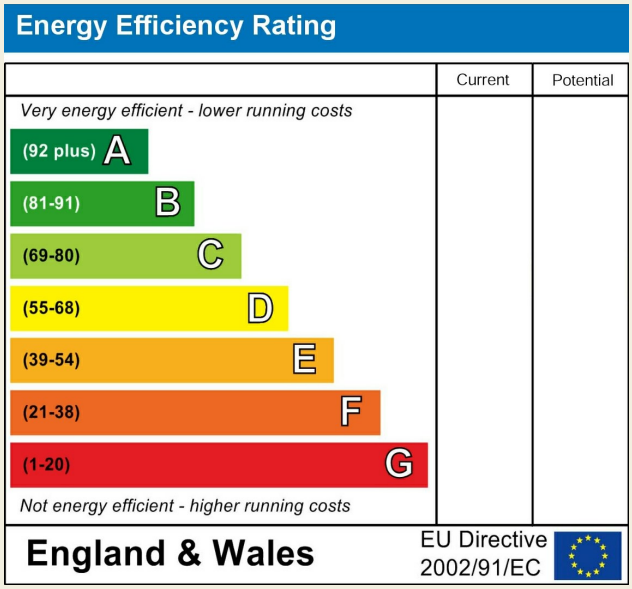

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Council Tax Band:
Tenure: Share of Freehold