



2 Bed Apartment

8, Abbeydale Court Wirksworth Road, Duffield, Belper DE56 4AT

Price £285,000 Leasehold



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Fletcher
& Company

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- Highly Appealing First Floor Apartment in Popular Village
- A Short Walk to Shops, Doctors, Public Houses/Restaurants, Bus/Train Service
- Living Room
- Kitchen & Dining Room
- Two Bedrooms
- Ensuite & Bathroom
- Well-Kept Communal Grounds and Gardens
- Allocated Car Parking – Visitors Spaces
- No Chain Involved
- Ideal For Professional or Retired Persons

Desirable first-floor two bedroom, en-suite apartment occupying a prime position within the centre of Duffield Village – A short walk to shops, doctors, public houses/restaurants and regular bus/train service.

The Location

The village of Duffield provides an excellent range of amenities including a varied selection of shops, banks, post office, library, veterinary surgery, 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, cricket 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.

Secure Communal Entrance

With intercom and stairs leading to apartments.

Entrance Porch to Apartment

5'8" x 5'1" (1.73 x 1.57)

With entrance door, wood effect flooring, radiator, coving to ceiling and useful built-in storage cupboard.

Hallway

14'5" x 3'8" (4.40 x 1.12)

With matching wood effect flooring, radiator, coving to ceiling, built-in cupboard and telephone intercom system.

Lounge

15'7" x 12'0" (4.75 x 3.68)

With wood effect flooring, coving to ceiling, radiator, two double glazed windows, double glazed doors with Juliet style balcony to front and internal panelled door with chrome fittings.



Dining Room

10'5" x 8'2" (3.19 x 2.50)

With wood effect flooring, coving to ceiling, radiator, two double glazed sash style windows with fitted blind to front, open archway into kitchen and open archway leading to lounge.



Kitchen

10'5" x 6'0" (3.20 x 1.84)

With one and a half stainless steel sink unit with mixer tap, wall and based fitted units with matching worktops, concealed central heating boiler, built in four ring gas hob with extractor hood over, built-in electric fan assisted oven, integrated fridge, integrated washing machine, integrated slimline dishwasher, wood effect flooring, open archway leading to dining room and double glazed sash window with fitted blind to side.



Bedroom One

11'0" x 9'6" (3.37 x 2.92)

With two fitted double wardrobes, radiator, coving to ceiling, two double glazed sash style windows with fitted blind to front and internal panelled door with chrome fittings.



Ensuite

7'2" x 3'9" (2.19 x 1.16)

With separate shower cubicle with chrome shower, pedestal wash handbasin with chrome fittings, low level WC, shaver point, radiator, spotlights to ceiling, extractor fan and internal panelled door with chrome fittings.



Bedroom Two

13'4" x 8'11" (4.07 x 2.74)

With radiator, double glazed French doors with Juliet style balcony and internal panelled doors with chrome fittings.



Bathroom

7'3" x 6'0" (2.23 x 1.85)

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



Communal Gardens & Grounds

The development has well-kept communal grounds and gardens comprising lawn, shaped borders with a variety of plants, shrubs and specimen trees. Communal bin store.



Allocated Car Parking



Visitors Car Parking Spaces

Tenure

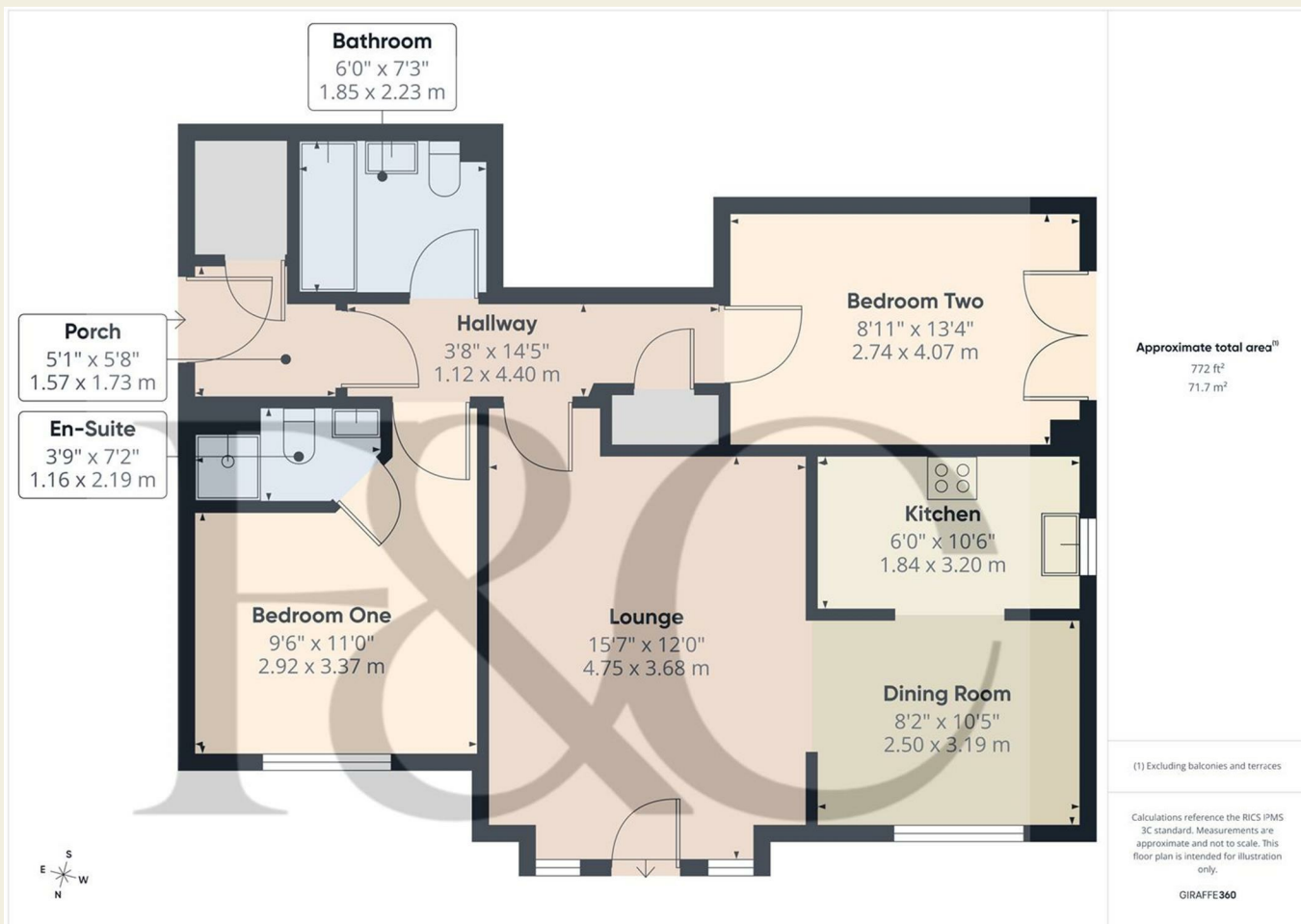
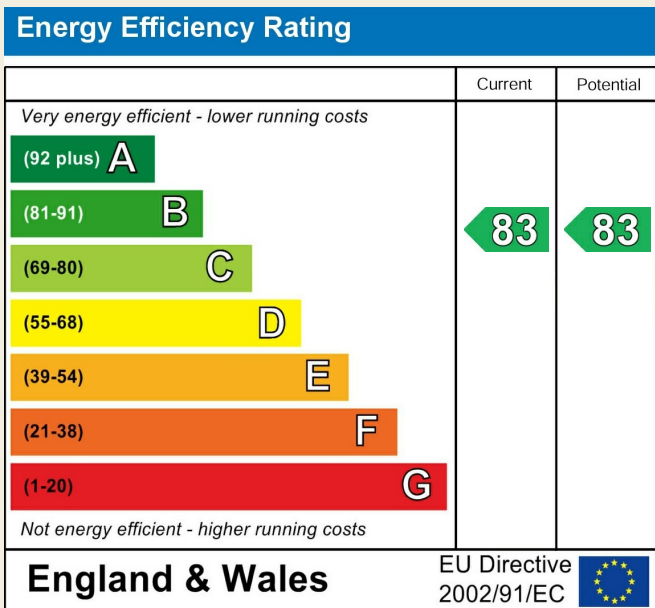
The property is Leasehold with a 999 year Lease commencing 2003. Management service charge is £95 per month. Amber Valley council tax band C. Water meter. Sky television connected.

Directions

From our Duffield office, proceed along Town Street turning right onto Wirksworth Road and immediate left onto Abbeydale Court.

Council Tax Band - C

Amber Valley



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