

## 6 Regency House Leighton Way, Belper, DE56 1SU

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Offers Around £159,950

Leasehold

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- A Modern First Floor Apartment
- Located In The Heart Of Belper Town Centre.
- Entrance Hall
- Open Plan Lounge/Dining/Kitchen With Open Views
- Bedroom One With En Suite
- Double Bedroom Two
- Bathroom
- Allocated Parking For One Vehicle
- Conveniently Positioned For Access To the A6, A38 And The Railway Station
- Offered With No Chain







## Summary

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First floor apartment in the heart of Belper Town Centre within walking distance of all local amenities and the A6.

The property benefits from electric heating and double glazed windows and briefly consists of entrance hall, an open plan lounge/kitchen/dining room with far reaching views, double bedroom one with en-suite, double bedroom two and a bathroom.

There are well kept communal gardens and grounds. Allocated parking space for one car.

Offered for sale with no chain involved.

An excellent purchase for a first time buyer or landlord.

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### **The Location**

The property is within walking distance to the centre of Belper, which provides an excellent range of amenities including shops, a Morrisons, Aldi and Coop, education at all levels, Railway Station, public houses, restaurants, cinema and recreational facilities.

There is a bus stop at the end of the drive for the regular bus service to Derby and beyond, as well as the TransPeak service.

The village of Duffield is some three miles to the south and the City of Derby is eight miles to the south. The famous market town of Ashbourne, known as the gateway to Dovedale and the Peak District National Park, lies approximately ten miles to the west. Matlock bath is 10 miles to the north.

Easy access to the A6, A38 and Railway Station providing link to London St Pancras and other major cities.

For those who enjoy outdoor pursuits the nearby Derbyshire countryside provides some delightful scenery and walks along the banks of the River Derwent.

### **Accommodation**

#### **Entrance Hall**

12'8" x 8'2" (3.88 x 2.50 )

With entrance door, radiator, built-in cupboard housing the hot water cylinder, telephone intercom system and two useful built-in storage cupboards.



### Open Plan Lounge/Dining/Kitchen

24'4" x 13'0" (7.43 x 3.97)

Appointed with a modern range of base cupboards, drawers and eyelevel units with a worksurface over incorporating a sink/drainage unit with mixer tap. Integrated appliances include an electric oven, hob, extractor fan with light, refrigerator and freezer. there is plumbing for a washing machine. The kitchen opens to a dining/lounge area and there is woodgrain effect flooring running throughout and two wall mounted electric heaters. Having a double glazed window to the front elevation and double glazed French doors opening to a Juliet balcony and enjoying far reaching views of The Chevin and surrounding countryside.



### **Bedroom One**

11'2" x 8'6" (3.41 x 2.60)

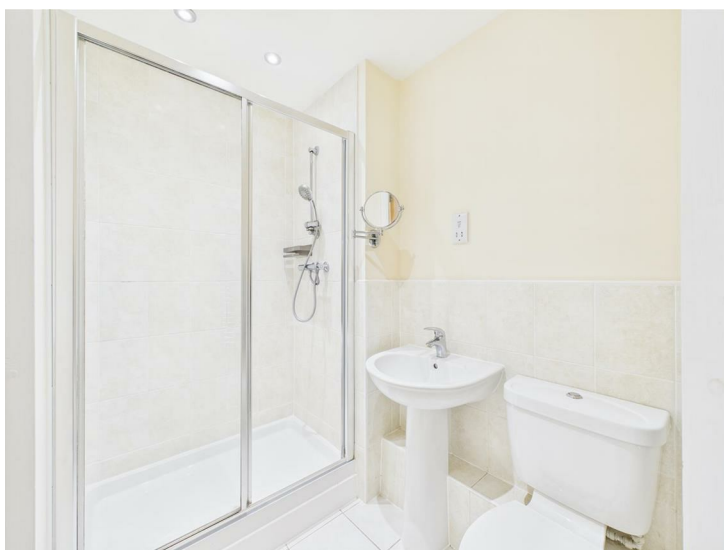
With a double glazed window and a wall mounted electric heater.



### **En Suite**

6'9" x 4'8" (2.08 x 1.44)

With double shower cubicle with chrome shower, pedestal wash handbasin, low level WC, tiled splashbacks, tiled flooring, spotlights to ceiling, extractor fan and heated chrome towel/radiator.



### **Bedroom Two**

11'11" x 8'6" (3.64 x 2.60)

With a wall mounted electric heater and a double glazed window to the rear elevation.





### **Bathroom**

6'9" x 4'8" (2.08 x 1.44)

With bath, pedestal wash handbasin, low level WC, tiled splashbacks, tile effect flooring, spotlights to the ceiling, extractor fan and heated chrome towel/radiator.



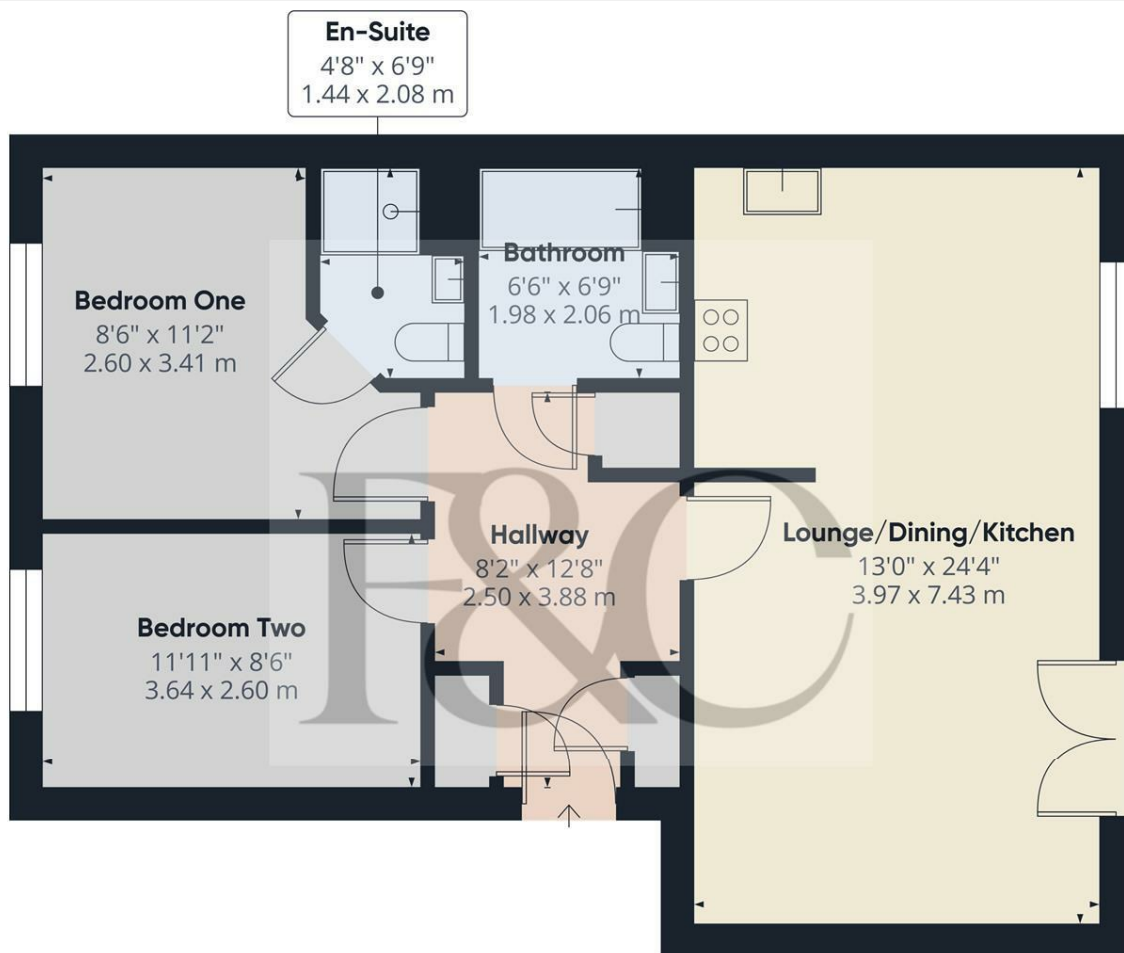
### **Outside**

Having communal landscaped gardens and an allocated parking space.

### **Leasehold**

Lease 999 years from December 2006. Current Service Charge £115 per month (£1,320 per annum). This includes communal area internal cleaning, window cleaning, landscape maintenance, building insurance, electric to communal areas, fire maintenance and repairs to communal areas.

### **Council Tax Band C**



Approximate total area<sup>(1)</sup>  
716 ft<sup>2</sup>  
66.4 m<sup>2</sup>

(1) Excluding balconies and terraces.


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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>83</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Duffield Office

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6 Regency House Leighton Way  
Belper  
DE56 1SU

Council Tax Band: C  
Tenure: Leasehold

