



2 Bed Flat/Apartment

Apartment 5 Abbeydale Court, Duffield DE56 4AT
£995 PCM



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Two Bedroom First Floor Apartment
- Open Plan Kitchen/Lounge
- EPC B
- Master Bedroom with Fitted Wardrobes
- Ensuite Shower to Principle Bedroom
- Two Double Bedrooms
- Family Bathroom
- Central Village Location
- Allocated Parking Space
- Set within a Beautifully Maintained Development

Fletcher and Company are delighted to offer for rent a contemporary two bedroom first floor apartment, located in the heart of Duffield Village.

The apartment has the advantage of gas fired central heating and PVCu double glazing and comprises; Entrance Hall, Inner Lobby, Lounge/Diner (with Juliet balcony to the front elevation), open plan fitted Kitchen with appliances, Master Bedroom with En-suite Shower Room, further double Bedroom and Family Bathroom. There is an allocated parking space for the apartment to the rear of the development and additional visitors parking spaces available to the front and rear of the development.

With excellent transport links via rail to Derby (with a short 1.5 hour commute to St Pancras, London), or by road to the A38/M1. Regular bus routes to Derby, Belper, Matlock. The property is located in the centre of Duffield Village, with its array of shops, restaurants, public houses, excellent doctors surgery, dentist, optician, churches, The Chevin Golf Club, Duffield Tennis and Squash Club, with sporting activities and music events at The Ecclesbourne School.

Ground Floor

Abbeydale Court can be entered via secure double glazed doors to the front and rear of the properties. Doors lead into the Communal Hallway where there is a staircase leading to the first floor landing. Apartment 5 is entered via a private solid wood door leading into:

Entrance Hall

Fully carpeted Entrance Hall with useful cloaks cupboard providing ample hanging space and storage. Radiator. Door leading through to:

Inner Lobby

Fully carpeted Inner Lobby with telephone intercom system for the Communal Entrance, Radiator, Further useful storage cupboard with power and light and door leading through into:

Open Plan Lounge Diner

18'5" x 13'5" plus doorway (5.61m x 4.09m plus doorway)

A delightful open plan Lounge/Dining/Kitchen, with fitted carpet. PVCu double-glazed door with full height windows to either side overlooking the front elevation.

Wrought iron Juliet balcony. Tv and telephone plug points, radiator. Archway leading through to:

Fitted Kitchen

13'5" x 6' (4.09m x 1.83m)

With a range of base, eye-level and drawer units with built-in wine rack and glazed display cabinet, roll top work surface incorporating a 1 ½ bowl stainless steel sink unit with mixer tap and tiled splashback. Appliances include a four ring gas hob with extractor fan over, eye-level electric fan assisted oven, integrated refrigerator, integrated washer/dryer and slimline dishwasher, wall mounted concealed Vailant boiler, slate effect vinyl floor covering and a PVCu double glazed sash window to the side.

Master Bedroom

11'2" x 9'7" plus doorway (3.40m x 2.92m plus doorway)

A well proportioned double Bedroom having the advantage of a range of fitted wardrobes providing ample hanging space and useful storage. Radiator, tv and telephone plug point and door leading through to:

En-suite Shower Room

Fitted with a three-piece suite comprising recessed shower cubicle with a fitted power shower and folding glass screen, pedestal wash hand basin and low level WC with full height complementary tiled walls and ceramic tiled flooring, recessed ceiling spotlights, fitted shaver point, heated towel rail and extractor fan.

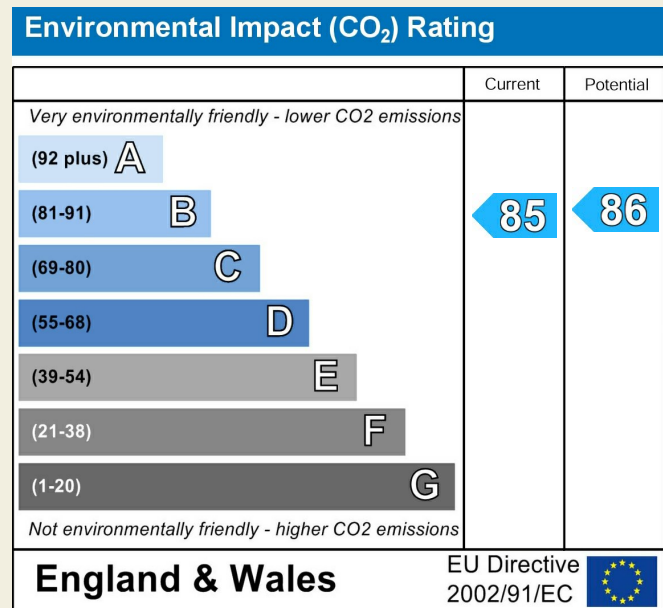
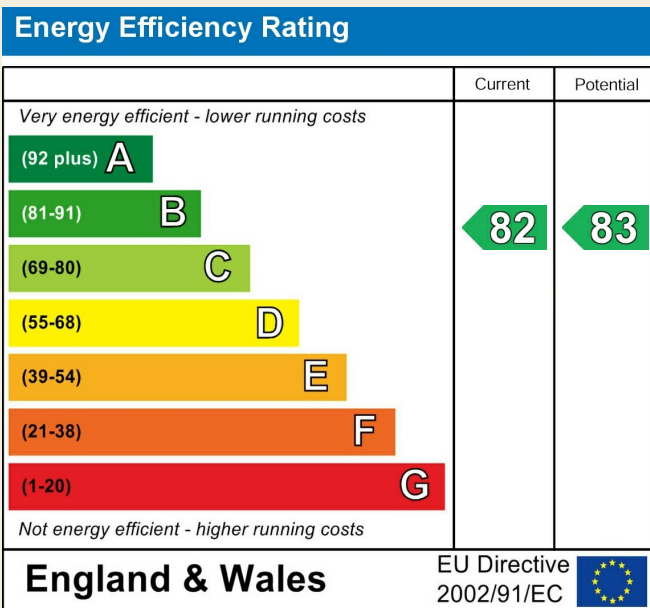
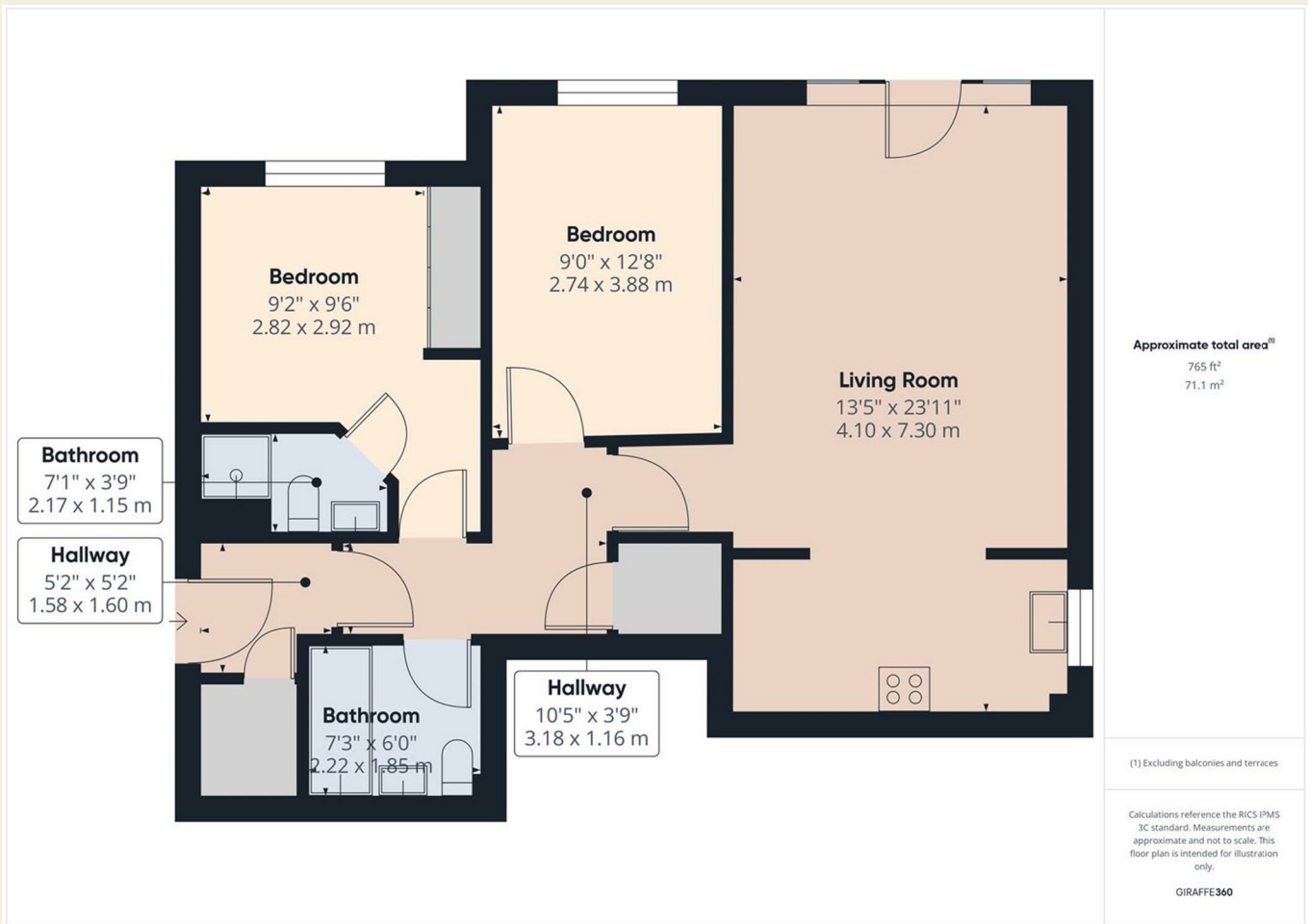
Bedroom Two

12'9" x 9'1" (3.89m x 2.77m)

A further double Bedroom having a radiator and PVCu double glazed sash windows to the front elevation.

Family Bathroom

Fitted with a three-piece suite comprising panel sided bath, pedestal wash hand basin and low level WC with complementary tiling to splashback, heated towel rail, fitted extractor fan, recessed ceiling spotlights and vinyl floor covering.



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