



## 3 Bed Flat/Apartment

22 Auckland Place, Duffield, Belper DE56 4BQ  
Offers Around £349,950 Leasehold



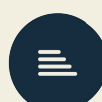
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**Fletcher  
& Company**

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

- Penthouse Apartment - Top Floor - Far Reaching Views
- Gas Central Heating & Double Glazing
- Spacious Living - Lounge/Dining/Games/Kitchen
- Three Double Bedrooms - Good Storage/Wardrobes Areas
- Two Bathrooms
- Benefits From Two Allocated Car Parking Spaces
- Light & Spacious Modern Living - 1,665 sq. ft
- Highly Impressive Accommodation - Nicely Tucked Away - Walking Distance to Amenities
- Quiet Cul-de-Sac Location - Ecclesbourne School Catchment Area
- No Chain Involved - Some Furniture Included in the Sale

PENTHOUSE - A superb three double bedroom, two bathroom penthouse apartment providing highly impressive accommodation, nicely tucked away within walking distance of Duffield amenities. No Chain.

#### 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.

#### Entrance Hall to Apartment

5'5" x 3'2" (1.67 x 0.97)

With front door with chrome fittings, sizeable inset doormat, two radiators, double glazed window, double glazed Velux window and feature split-level staircase leading to the apartment.

#### Living Lounge/Dining/Games/Kitchen

31'6" x 22'3" (9.62 x 6.79)

#### Lounge Area

With radiator and double glazed Juliet balcony to front.





### Dining Area

With radiator, built-in storage cupboard with concealed central heating boiler and double glazed Velux window.



### Games Area

With radiator.



### Kitchen Area

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in five ring gas hob with extractor hood over, built-in electric fan assisted oven, integrated dishwasher, plumbing for automatic washing machine, tile flooring, continuation of the worktops providing useful breakfast bar area and double glazed Juliet style balcony enjoying far-reaching views.



### Landing

13'6" x 4'4" (4.12 x 1.34)

With access to roof space and telephone intercom.

### Built-In Cupboard

5'7" x 3'0" (1.72 x 0.93)

Providing storage and housing the hot water cylinder.

### Double Bedroom One

14'3" x 11'8" (4.36 x 3.57)

With fitted carpets, far-reaching views, triangular shaped double glazed window with deep triangular shaped window sill, radiator and internal door with chrome fittings.



### Wardrobe Area/Dressing Room

5'0" x 4'9" (1.54 x 1.46)

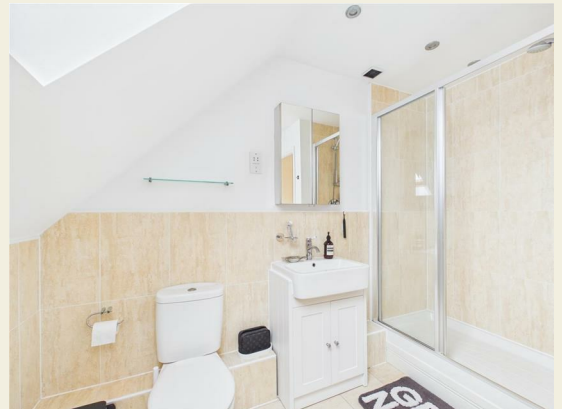
With a good range of fitted wardrobes providing storage, fitted carpet, radiator and internal door with chrome fittings.



### En-Suite

9'6" x 7'0" (2.92 x 2.14)

With double shower cubicle with shower, fitted wash basin with fitted base cupboard underneath, low level WC, tile splashbacks, tile flooring, spotlights to ceiling, shaver point, wall mounted mirrored bathroom cupboard, double glazed Velux style window, heated chrome towel rail/radiator and built-in storage cupboard with shelving.



### Double Bedroom Two

14'5" x 10'2" (4.40 x 3.10)

With radiator, fitted carpet, two double glazed Velux windows with fitted blinds and internal door with chrome fittings.



### Walk-In Wardrobe

6'0" x 5'3" (1.83 x 1.62)

Providing storage with power, light, fitted carpet and internal door with chrome fittings.

### Double Bedroom Three

16'1" x 9'0" (4.91 x 2.75)

With radiator, fitted carpet, double glazed Juliet style balcony to front and internal door with chrome fittings.



### Walk-In Wardrobe

6'0" x 4'6" (1.84 x 1.39)

With radiator, power, light, fitted carpet and internal door with chrome fittings.

### Family Bathroom

8'11" x 7'3" (2.74 x 2.21)

With generous sized bath, pedestal wash handbasin, low level WC, separate shower cubicle with shower, tile splashbacks, tile flooring, spotlights to ceiling, heated chrome towel rail/radiator, double glazed Velux style window and internal door with chrome fittings.



Car Parking

This particular apartment benefits from two allocated car parking spaces.

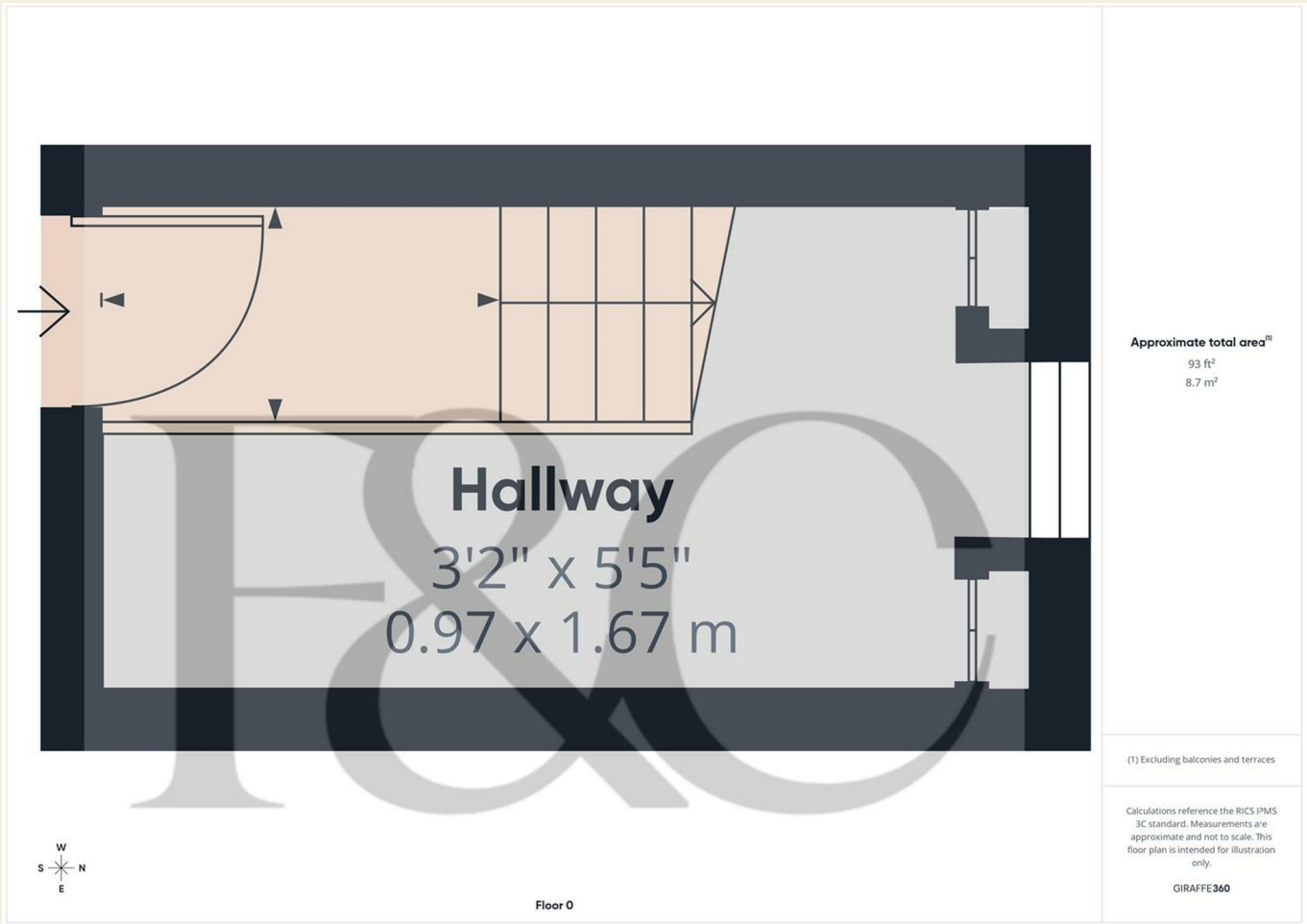


Tenure

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.

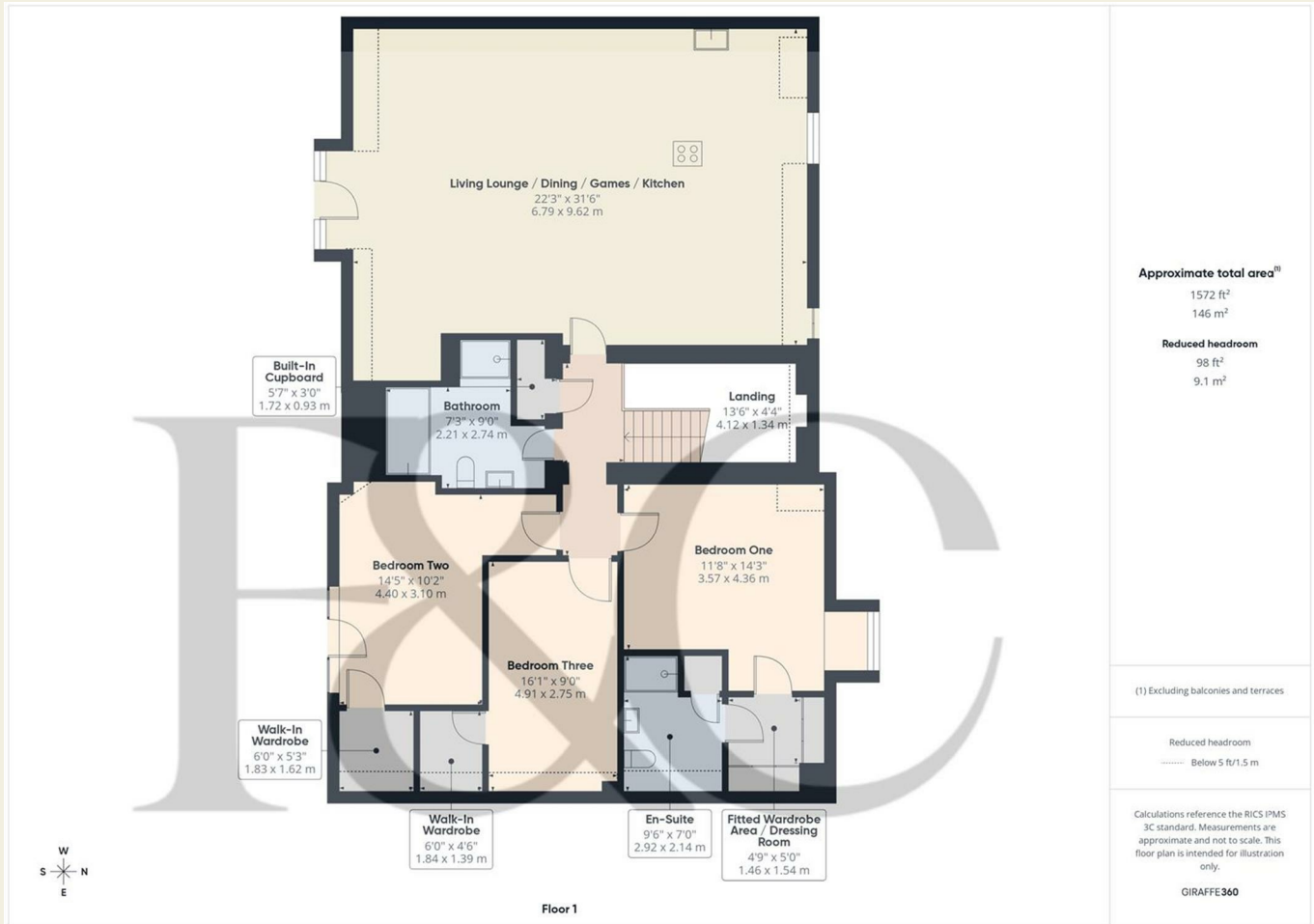
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## Energy Efficiency Rating

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

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	