2 Bed Apartment

3 Castle Sawmills Mayfair
Court
Duffield
Belper
DE56 4JA

£895 Per Month

Fletcher
& Company

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• Ground Floor Apartment • A Short Walk into Duffield Village Amenities - Bus/Train Service • Living Kitchen/Dining/Lounge • Two Bedrooms • En-Suite & Bathroom • Patio Garden • Allocated Car Parking Space & Visitors Car Parking • Integrated Appliances • Available Immediately • Communal lawned area to rear

Fletcher & Company are delighted to present this well-presented ground floor apartment to the rental market, located in the highly sought-after village of Duffield.

Available immediately, the property would ideally suit a professional individual or couple, offering both comfort and convenience in a desirable residential setting. The apartment benefits from excellent commuting links, with Duffield Railway Station just a short walk away, providing easy access to surrounding towns and cities.

In brief, the accommodation comprises: entrance hall, a spacious open-plan kitchen and living area, family bathroom, and two well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room.

Externally, the property further benefits from allocated parking, communal gardens and a private terrace.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

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 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

Secure Communal Entrance Hall

With secure door.

Entrance Hall to Apartment

12'7" x 4'7" (3.84 x 1.41)

With entrance door with spy hole, telephone intercom, spotlights to ceiling, radiator, built-in double cupboard with sliding mirrored doors with plumbing for an automatic washing machine and built-in cupboard housing the hot water cylinder.

Living Kitchen/Dining/Lounge

20'7" x 11'6" (6.28 x 3.52)

Lounge/Dining Area

With radiator and double glazed French doors opening onto paved patio.

Kitchen Area

With single sink unit with mixer tap, wall and base fitted units with matching worktops, built-in electric hob, built-in electric oven, integrated fridge, integrated freezer, integrated dishwasher, tile flooring, continuation of the worktops forming a breakfast bar area, radiator and double glazed window with fitted blind to side.

Bedroom One

16'6" x 9'8" (5.05 x 2.97)

With radiator and two double glazed windows to front.

En-Suite

6'7" x 3'10" (2.02 x 1.17)

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

Bedroom Two

12'9" x 7'10" (3.90 x 2.40)

With radiator and double glazed window.

Bathroom

8'7" x 6'3" (2.63 x 1.92)

With bath with mixer tap/hand shower attachment, pedestal wash handbasin, low at level WC, tile splashbacks, tile flooring, spotlights to ceiling, shaver point, extractor fan and heated towel rail/radiator.

Garden

Immediately from the French doors is a raised patio area.

Car Parking

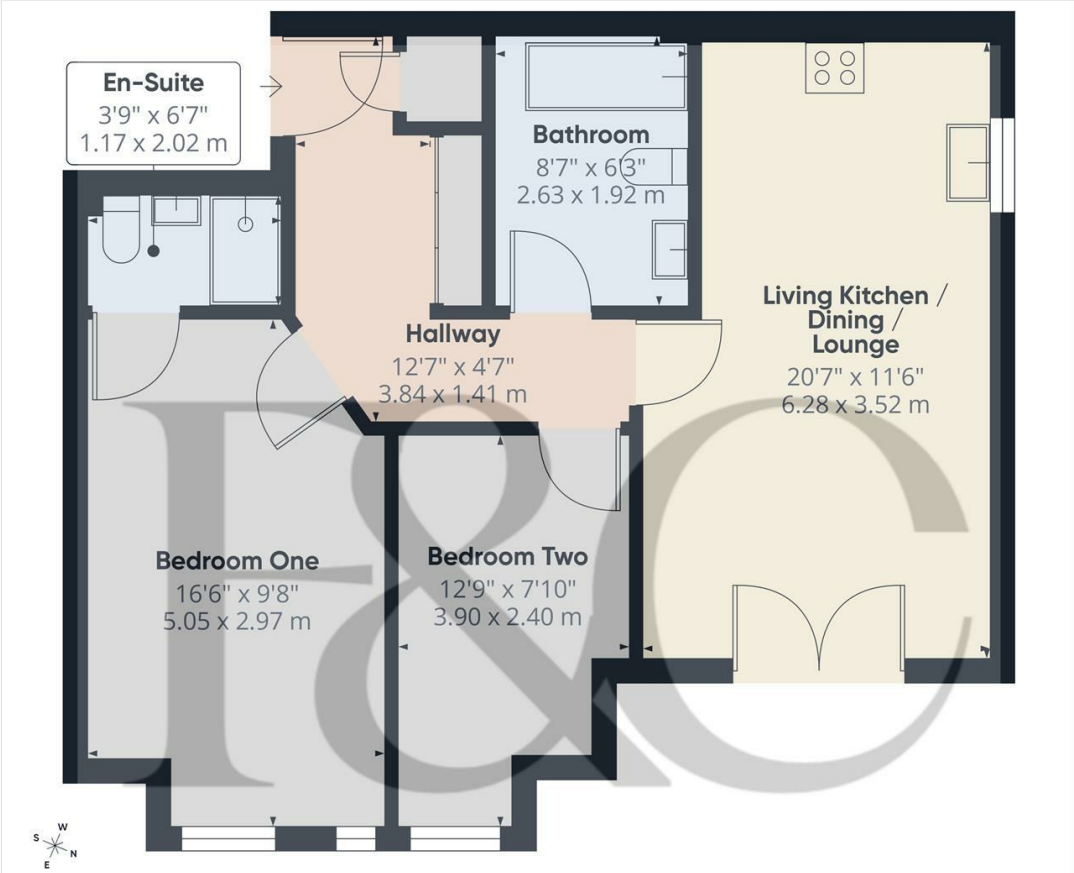
There is an allocated car parking space. Visitors car parking.

Communal Gardens & Grounds

There are well-kept communal gardens and grounds.

Council Tax Band - C

Amber Valley



Approximate total area(1)
639 ft²
59.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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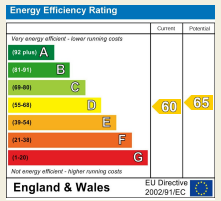

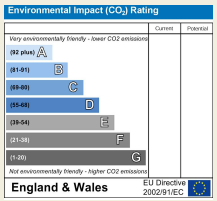

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