



## 2 Bed Flat/Apartment

Apartment 5 Station Rise, Duffield DE56 4JD

£1,100 PCM



**Fletcher**  
& Company

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- Highly Appealing Duplex Apartment
- Exclusive Gated Development
- Walking Distance To Duffield Village Amenities
- Lounge/Dining Room
- Fitted Kitchen
- Two Double Bedrooms, Two Fitted En-Suites
- Two Allocated Car Parking Spaces
- Single Garage
- Under-Floor Heating and Double Glazing
- Spacious Accommodation

A highly appealing, two double bedroom Duplex apartment with car parking for two cars and garage, located in this exclusive gated development close to Duffield village centre.

In brief, the under-floor heated and double glazed living accommodation consists of on the ground floor; lounge/dining room, fitted kitchen with built-in appliances and cloakroom with WC. The first floor landing with useful study area leads to double bedroom one with en-suite bathroom and double bedroom two with en-suite shower room.

## The Accommodation

### Ground Floor

#### Lounge/Dining Room

21'2" x 12'9" (6.47 x 3.91)

With under-floor heating, staircase leading to the first floor with under-stairs storage cupboard, double glazed entrance door with inset doormat, double glazed side window, TV point, telephone point, double glazed French doors opening onto a block paved patio and internal door giving access to the kitchen.



## Kitchen

11'2" x 9'6" (3.42 x 2.91)

With one and a half bowl stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with matching worktops, built-in four ring electric hob with extractor hood over, built-in electric fan assisted oven, integrated dishwasher, integrated fridge/freezer, tiled flooring with under-floor heating, double glazed window and built-in cupboard housing the combination boiler.



## Cloakroom

5'8" x 3'0" (1.74 x 0.92)

With WC, wash basin, tiled splash-backs, tiled flooring with under-floor heating, double glazed obscure window and internal door with chrome fittings.

## First Floor

### Landing Incorporating Study Area

6'7" x 6'3" (2.02 x 1.93)

With telephone point and double glazed window.



### Double Bedroom One

14'6" x 12'9" x 8'5" (4.43 x 3.89 x 2.59)

With under-floor heating, TV point, two double glazed windows and internal door with chrome fittings.



### En-Suite Bathroom

6'0" x 5'10" (1.85 x 1.78)

With bath with shower over, pedestal wash hand basin, low level WC, tiled splash-backs, tiled flooring with under-floor heating, fluorescent light with shaver point, extractor fan and internal door with chrome fittings.



### Double Bedroom Two

9'10" x 8'4" (3.01 x 2.55)

With under-floor heating, double glazed window and internal door with chrome fittings.



### En-Suite Shower Room

7'5" x 2'6" (2.27 x 0.77)

With separate shower cubicle with chrome shower, fitted wash basin, low level WC, tiled splash-backs, tiled flooring with under-floor heating, fluorescent light with shaver point, extractor fan, double glazed obscure window and internal door with chrome fittings.



### Garden



### Car Parking

The property has two allocated car parking spaces.

Single Garage  
With electric door.



**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>	<b>80</b>	<b>80</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	

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