

5 Devonshire House Millers Way, Milford, Belper, DE56 0UQ

Price Guide £220,000

Leasehold



- A Stunning Second Floor Apartment In Sought After Milford
- Far Reaching South Westerly Views
- Refitted Dining Kitchen With Appliances
- Lounge Opening To A Balcony
- Double Bedroom One With En Suite
- Double Bedroom Two With French Doors And Juliet Balcony
- Bathroom With Three Piece Suite
- Garage Currently Divided Into Two useful Areas
- Balcony With Countryside Views And South Westerly Aspect
- Easy Access To Belper, Derby, A6 And A38





Summary

Nestled in the charming village of Milford, this stylish second-floor apartment offers a delightful blend of modern living and picturesque surroundings.

Upon entering, you are greeted by a welcoming entrance hall that leads to a fitted kitchen, thoughtfully installed by the current owners and with integrated appliances and a dining area. This space is ideal for those who enjoy cooking and entertaining guests. The lounge, a highlight of the apartment, opens to a lovely balcony that provides south-westerly views of the local countryside, allowing you to soak in the beauty of the area.

The apartment comprises two spacious double bedrooms, ensuring ample space for rest and privacy. The master bedroom benefits from an en suite shower room, while an additional bathroom serves the second bedroom and guests alike.

The apartment has a generous garage with electric door which is currently divided into a storage space and home office for the current vendors.

Conveniently located just two miles from Belper, this property offers easy access to the A6 and A38, as well as excellent rail and road links, making it an ideal base for commuters. Additionally, the apartment enjoys far reaching views and easy access to surrounding countryside.

This property, built between 2000 and 2009, combines contemporary design with the charm of its historic surroundings, making it a perfect choice for anyone looking to enjoy the best of both worlds. Whether you are a first-time buyer or seeking a comfortable home in a tranquil setting, this apartment is not to be missed.

F&C

The Location

5 Devonshire House is a modern second floor apartment situated within the popular village of Milford. The apartment occupies a peaceful setting with open countryside views of the local countryside and River Derwent. Milford has a good range of pubs, restaurants, a village school, and is approximately 2 miles south of Belper town centre and around 8 miles north of Derby. The area forms part of the UNESCO-listed Derwent Valley Mills World Heritage Site, known for its historic industrial heritage and attractive rural surroundings. Open countryside is on the doorstep. The development lies close to the A6, providing convenient road access to Derby, Matlock and the wider East Midlands. There is a regular bus service and train service from nearby Belper or Duffield providing swift access to London St Pancras and other major cities.

Accommodation

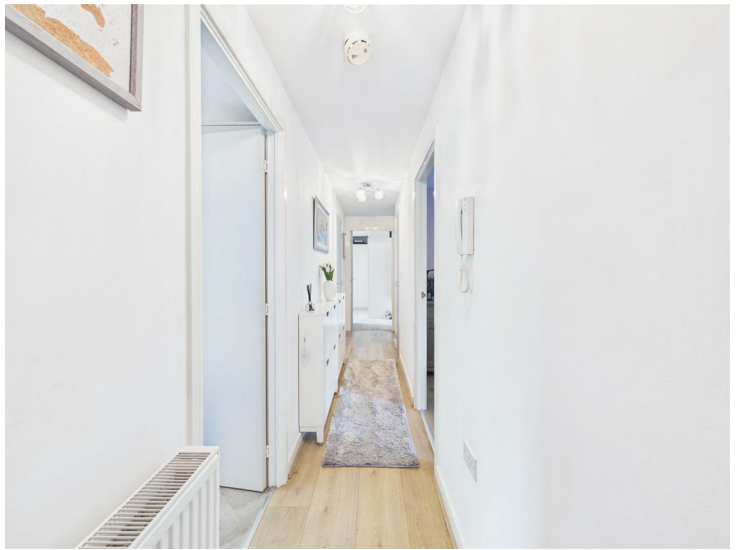
Entrance Lobby

Having a security door providing access to the communal lobby area and a communal staircase which accesses all apartments. There is an entry system via intercom. To access the apartment, take the stairs to the second level.

Entrance Hall

23'3" x 2'11" (7.10 x 0.91)

Having a wood grain effect laminate floor, a central heating radiator and a built-in cupboard which provides excellent storage space and has a light.



Dining Kitchen

15'9" x 7'1" (4.81 x 2.17)

Refitted by the current owners and comprising modern base cupboards, drawers, eye level units and glass fronted display cabinets with a complementary marble effect work surface over incorporating a porcelain sink with mixer tap. There is under lighting to the units and integrated appliances include refrigerator, freezer, an electric oven, microwave, dishwasher and electric hob with extractor fan and light over. There is a wood grain effect floor laid out in a herringbone style, wall mounted shelving and a double glazed window to the rear providing open views.



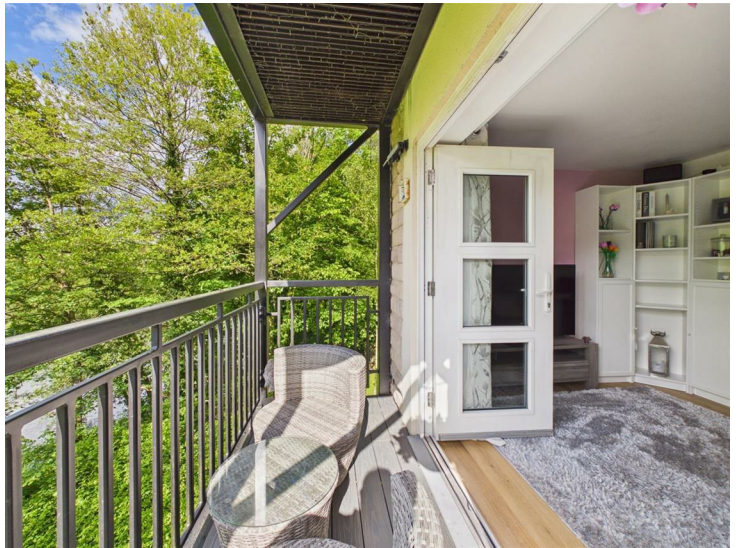
Lounge

16'1" x 10'1" (4.90m x 3.07m)



Balcony

There is a delightful balcony with wrought iron railings to the surround and a timber floor with steel support. The balcony enjoys far-reaching, south westerly views over the local countryside and river Derwent.



Bedroom One

12'4" x 9'9" (3.77 x 2.99)

Having a central heating radiator and a double glazed window which overlooks the rear elevation and provides open countryside views of the Derwent valley.



En-Suite

7'9" x 5'4" (2.38 x 1.65)

Appointed with a three piece modern suite comprising a double shower cubicle with shower over and glass shower doors, a low flush WC and a pedestal wash handbasin with tiling to the splashback areas and the shower enclosure. There is a central heating radiator and a double glazed window with frosted glass to the rear elevation.



Bedroom Two

13'3" x 10'9" (4.05 x 3.29)

Having a central heating radiator and double glazed French doors with Juliet balcony. There is a double glazed window to the side.



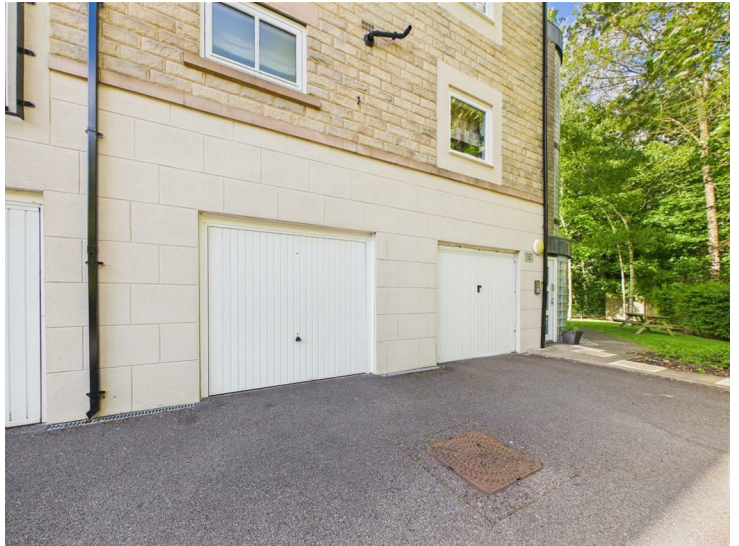
Bathroom

Well appointed with a three-piece white suite comprising low-level WC, pedestal wash hand basin with tiled splashback, and panelled bath. modern vinyl floor covering, ceiling mounted extractor fan, wall mounted radiator and double glazed obscured window.

Garage

9'7" x 8'5" plus 12'6" x 9'9" (2.94 x 2.57 plus 3.83 x 2.98)

With a remote controlled electric door and currently split into two areas comprising a storage area to the front measuring 9'7" x 8'5". This then leads to an additional area which is currently used as an office and measures 12'6" maximum x 9'9". Both areas have light and power and should someone wish to remove the internal wall this could be easily done.



Outside



View



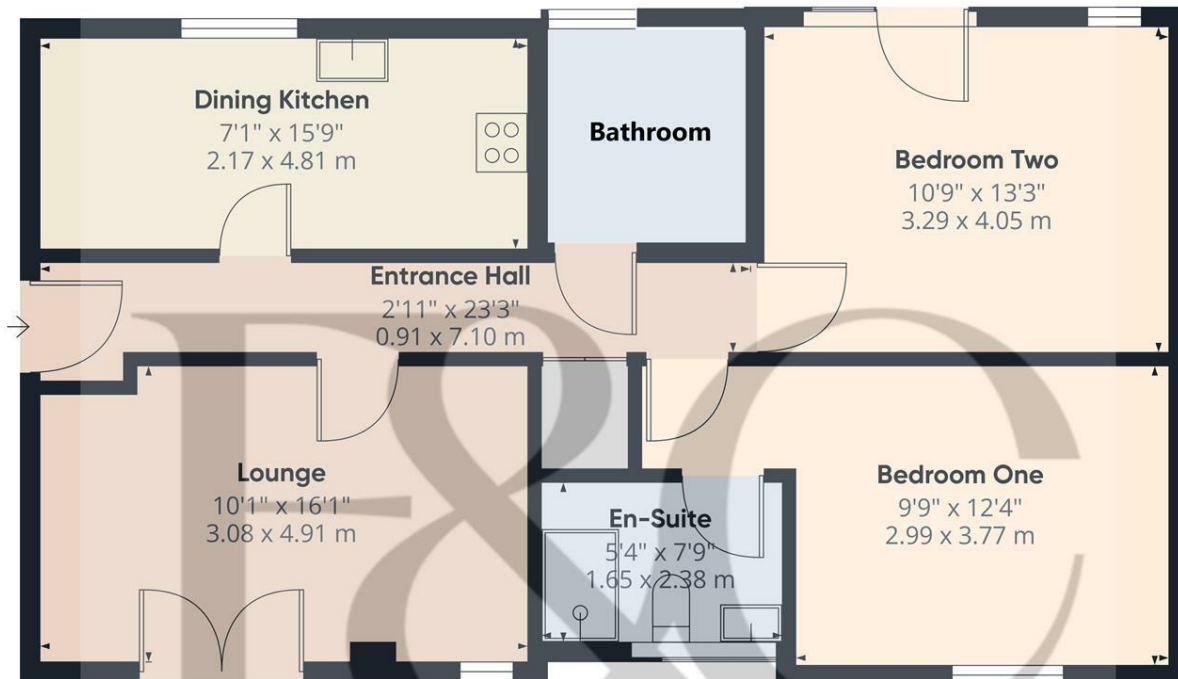
Surrounding Area



Estate Management Fees

We have been informed by the current vendors that the apartment has a 150 Year Lease from 2007. Ground Rent approx £210 per year. Service/Maintenance Charge including Building Insurance is £301.20 per month. Please note, should you proceed with the purchase of this property this must be verified by your solicitor.

Council Tax Band C



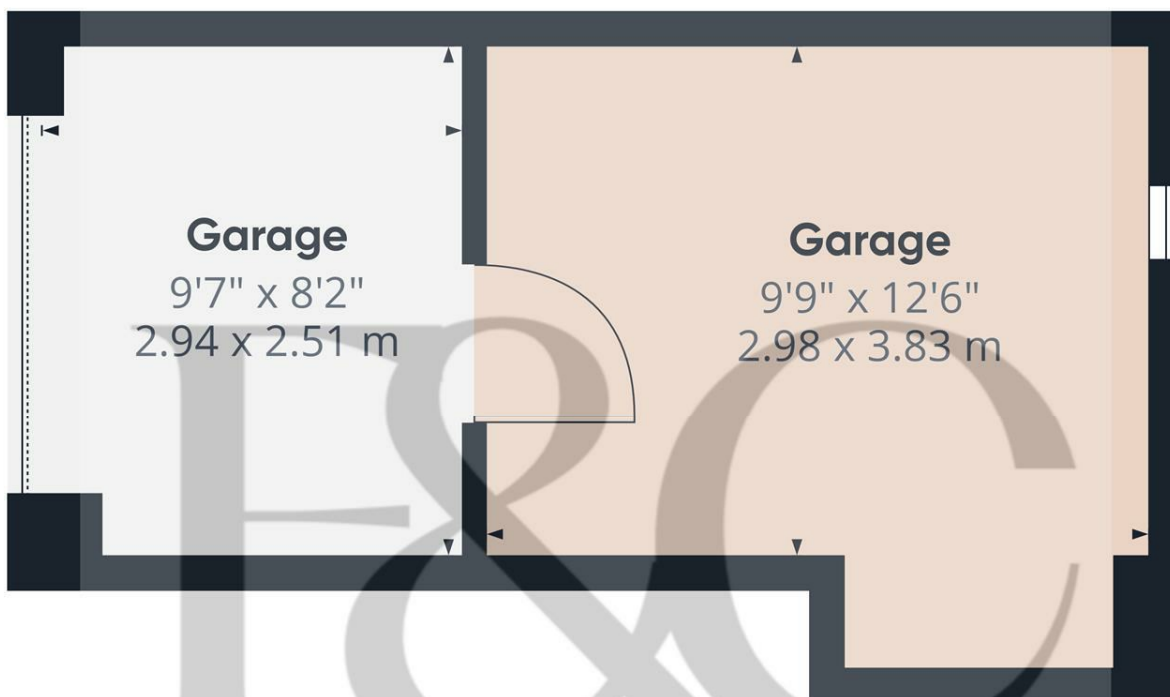
Floor 1

Approximate total area[®]
682 ft²
63.4 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.

GIRAFFE360



Floor 0

Approximate total area[®]
215 ft²
19.9 m²

(1) Excluding balconies and terraces

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Council Tax Band: C
Tenure: Leasehold



Energy Efficiency Rating

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