



2 Bed Flat/Apartment

20 Spinnaker Close, Ripley DE5 3UJ

£775 Per Calendar Month



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Modern Top Floor Apartment
- Council Tax Band A
- Stunning Countryside Views
- Two Double Bedrooms
- Prime Corner Position Offering Far Reaching Views
- Excellent Access to A38, A610 & M1
- Allocated Parking
- Well Presented Throughout
- Gas Central Heating
- A Energy Efficient Property

We are delighted to present this well presented two double bedroom top floor apartment, ideally positioned within the highly desirable Spinnaker Close development in Ripley.

Tucked away at the end of a quiet cul-de-sac and just moments from the picturesque Butterley Reservoir, this property offers the perfect blend of peaceful surroundings and everyday convenience. Ripley town centre is close by, providing a range of local amenities, while excellent transport links including the A38, A610 and M1 make this an ideal base for commuters.

The apartment enjoys a prime corner position and boasts impressive open views across surrounding countryside from multiple aspects, creating a bright and airy living environment.

Internally, the property benefits from a modern Hive heating system. The welcoming entrance hallway provides access to all rooms, including a spacious lounge, fitted kitchen, two double bedrooms and a bathroom.

The lounge is a standout feature of the home, with four windows offering dual-aspect countryside views and fitted shutters, allowing for both privacy and natural light. The kitchen is fitted with a range of wall and base units with work surfaces over, an integrated electric oven, gas hob with extractor hood, inset sink with mixer tap and ample space for appliances.

Both bedrooms are doubles, each enjoying pleasant views over open fields, while the bathroom is fitted with a bath with shower over, low-level WC, wash hand basin and extractor fan.

Externally, the property benefits from allocated parking to the front.

Early viewing is highly recommended to fully appreciate the space, setting and views this fantastic apartment has to offer.

Entrance Hallway

Accessed through the entrance door into the hallway, featuring laminate flooring, a radiator, loft hatch, and a door to a storage cupboard



Lounge

Laminate flooring, radiator and four windows enjoying countryside views, all fitted with shutters



Breakfast Kitchen

Fitted with a range of wall and base units with work surfaces over, integrated electric oven and gas hob with cooker hood above, space for a washing machine, inset sink with mixer tap, laminate flooring, radiator and window.



Bedroom One

Window with views over fields with shutters, radiator.



Bedroom Two

Radiator and window with views over fields.



Bathroom

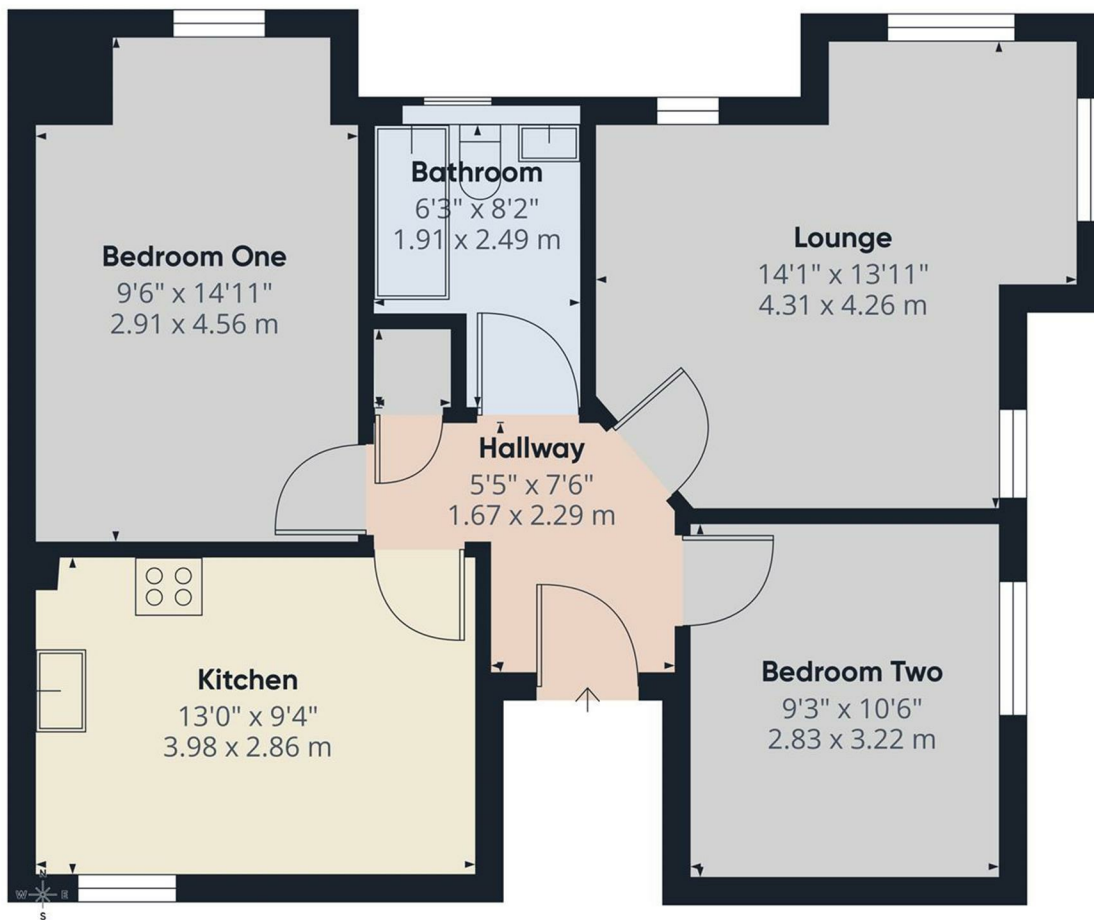
Bath with shower over, low level WC, wash hand basin, splashback tiling, vinyl flooring, window and radiator.



Outside

The property benefits from allocated parking for one car.





Approximate total area⁽¹⁾
626 ft²
58.1 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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