



2 Bed Flat/Apartment

20 Village Court Town Street, Duffield, Belper DE56 4EG
Offers Around £94,950 Leasehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Spacious First Floor Apartment
- Popular Retirement Development
- Shared Ownership (Over 60's)
- Gas Central Heating and Double Glazing
- Spacious Lounge
- Well Appointed Kitchen Diner
- Two Bedrooms
- Excellent Position
- Own Private Entrance
- Close to Village Amenities

SPACIOUS FIRST FLOOR APARTMENT – A superbly presented and spacious first floor apartment that overlooks the village high street – assisted development for the over 60's – NO CHAIN INVOLVED

This particular apartment occupies a very pleasant position within this sought after development within minutes of Duffield Village excellent amenities.

The apartment benefits from gas central heated and double glazed living accommodation and briefly consists of a spacious open plan living lounge/, fitted kitchen diner, two bedrooms and fitted shower room/bathroom.

There are well kept communal gardens and grounds and car parking spaces.

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 and pubs. Excellent medical facilities at Appletree is located within walking distance of this particular apartment.

There are also regular train and bus services into Derby City Centre and Belper and again are within walking distance of this apartment. Local recreational facilities within the village include squash, tennis, cricket, football, rugby 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.

The Accommodation

Ground Floor

Own Private Entrance

With entrance door, radiator, useful under-stairs storage cupboard, coving to ceiling and stairs and stair lift to the first floor landing.

First Floor

Landing

With PVCu double glazed window, emergency intercom system, radiator, three built-in storage cupboards and double access to the loft space.

Lounge

Having a PVCu double glazed window overlooking the high street, double radiator, additional radiator, TV point and wall mounted electric fire with hearth.



Kitchen Diner

Fitted with a range of matching wall and base units, stainless steel one and a half bowl sink drainer unit with mixer tap, Neff electric hob with stainless steel cooker hood over, integrated Neff electric oven, integrated Neff microwave and integrated dishwasher. Radiator, tiled splash-backs, recessed lighting and two PVCu double glazed windows.



Master Bedroom

With PVCu double glazed window, radiator, built-in wardrobes, fitted dressing table with chest of drawers and double radiator.



Bedroom Two

With PVCu double glazed window and radiator.



Shower Room

Fitted with a shower cubicle with electric shower unit, vanity unit with wash hand basin and storage cupboard, low level WC, tiled walls, radiator, recessed lighting and an obscure PVCu double glazed window.



Leasehold

Leasehold – The lease is held on a 75% share with Derwent Living retaining a 25% share. Please be advised upon resale the Lease is surrender and regranted for the term of 990 years.

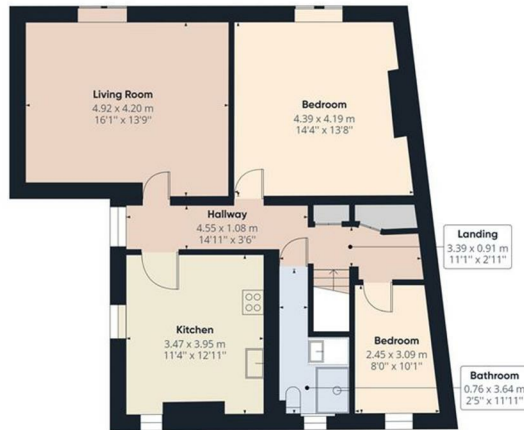
A monthly service charge of £234.82 includes 24 hour entry Control, garden maintenance, buildings insurance, external maintenance, maintenance reserve, management fees and external lighting and rental. (The laundry room with washing machine and tumble dryer is also included within this service charge.)

Council Tax Band - Amber Valley B



Approximate total area⁽¹⁾
844.70 ft²
78.48 m²

Floor 0 Building 1



Floor 2 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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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