

Home 2 Sell

Quality Service For Less



5 Castle Sawmills

Mayfair Court Milford Road, Duffield, DE56 4JA

£229,995



Home2sell are delighted to offer this stylish two bedroom apartment set in a superb development of only eight apartments, situated in the sought after village of Duffield with easy access to the railway station and walking distance of all local amenities. Allocated parking to rear and within the noted Ecclesbourne school catchment. Accommodation comprising in brief of; Entrance Hall, Open plan Kitchen with built in appliances/Diner/Lounge, master bedroom with en suite shower room, further bedroom and family bathroom having a three piece suite. Early viewing is highly recommended. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL..



Secure Communal Entrance

Having intercom system. Stairs to apartment.

Entrance Hall

The apartment is entered via a entrance door with chrome fittings, recessed ceiling lights, cloaks cupboard with hanging space, central heating radiator, built-in laundry cupboard housing the hot water cylinder tank and plumbing for automatic washing machine. Wall mounted telephone intercom.

Open Plan Kitchen Diner Lounge

18'9" x 10'7" (5.73m x 3.24m)

The Kitchen area being fitted with modern base wall and matching drawer units with work surfaces over incorporating a stainless steel sink drainer unit with chrome mixer tap, ceramic tiled flooring, under unit lighting, two strip spotlights to the ceiling and a double glazed window to the side elevation. Integrated electric fan assisted oven, four ring ceramic hob with stainless steel extractor canopy over, integrated fridge, integrated freezer and integrated dishwasher.

Having a two central heating radiators, ceiling light and double glazed French doors with Juliet balcony to the front elevation.

Bedroom One

10'9" x 10'6" (3.30m x 3.22m)

Having a double glazed window to the front elevation, central heating radiator and ceiling light. Television point and telephone jack points.

Ensuite

Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a tiled

shower enclosure having a thermostatically controlled shower unit. Complimentary wall tiling, ceramic tile flooring, ladder style heated towel rail, recessed ceiling lighting and an electric shaver point.

Bedroom Two

10'4" x 6'10" (3.16m x 2.10m)

Having a double glazed window to the front elevation, central heating radiator and ceiling light. Telephone jack point and television point.

Bathroom

Having a traditional three piece suite comprising of a close coupe WC, pedestal hand wash basin and a bath with panelled side having a hand held shower attachment. Complimentary part wall tiling, ceramic tiled flooring, heated towel rail and recessed ceiling lighting.

Communal Gardens and Grounds

There are well-kept communal gardens and grounds.

Car Park

The property has an allocated car parking space. Visitors car parking spaces.

Tenure

The buyer will become a 1/8th owner of the development freehold. The residents run their own management company to a high standard. The current agreement is to contribute £70 per month which covers ground rent and service charge and to build up a sinking fund. A small dog or cat is allowed.

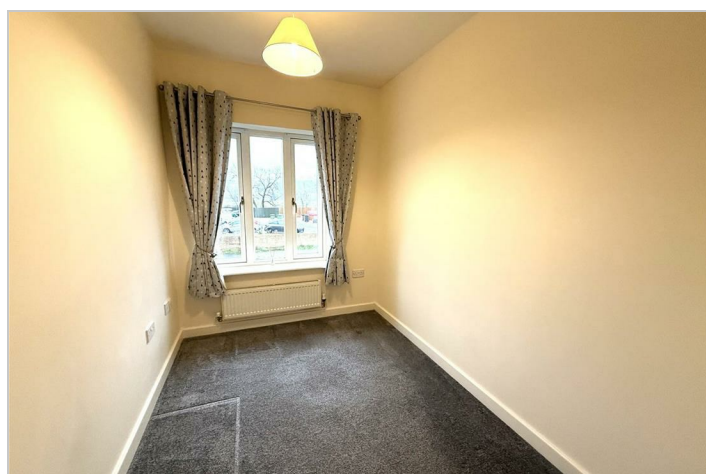
Area

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, rugby 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.

Directional Note

Entering Duffield from Derby, proceed through the village heading towards the train station which will be found on the right, shortly after the entrance to Castle Sawmills will be on the left slightly secluded and prior to the Castle View junction on the right.



Road Map



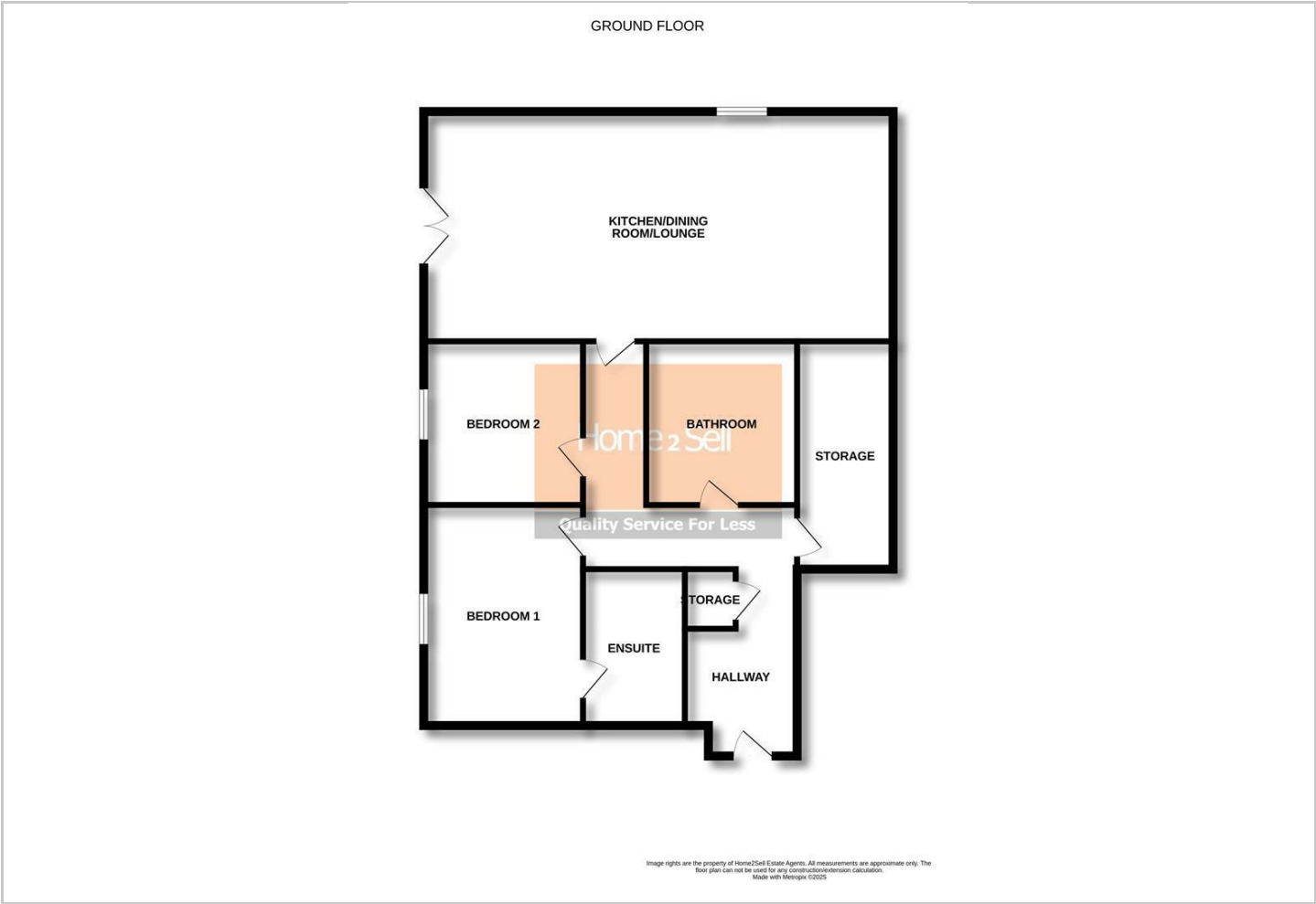
Hybrid Map



Terrain Map



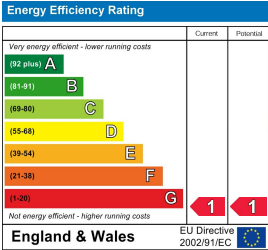
Floor Plan



Viewing

Please contact our Belper Lettings Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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