



**12 Auckland
Place
Duffield
Belper
DE56 4BQ**

**Offers Over
£250,000**

- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- RE-FITTED EN SUITE SHOWER ROOM AND BATHROOM
- RE-FITTED OPEN PLAN KITCHEN DINING AND LOUNGE
- UTILITY AREA
- ALLOCATED PARKING
- LEASEHOLD

GENERAL INFORMATION

THE PROPERTY

Scargill Mann & Co are delighted to offer for sale this beautifully appointed and upgraded ground floor two-bedroom apartment in the highly favoured village of Duffield. The spacious accommodation provides a re-fitted ensuite shower room and bathroom with a TV. The kitchen has been re-fitted and upgraded with granite worktops and built-in appliances. This truly is a lovely apartment with allocated parking, a utility store for housing a washing machine and a tumble drier, and a useful storage cupboard.

Duffield is a much sought-after location with a wealth of local amenities, including shops, bars and restaurants. There is a train station for travel back to Derby and good access to the A38 for further onward travel.

ACCOMMODATION





LOUNGE/KITCHEN AREA

4.76m max 3.76m min x 7.14m (15'7" max 12'4" min x 23'5")

This most attractive room has recessed ceiling down lights, wood effect flooring and window to the side aspect, it then opens up into the kitchen area with a tiled floor, further window and is beautifully fitted with a range of modern base cupboards, drawer units as a peninsula and integrated appliances which include a single oven, fridge and freezer, granite worktops incorporate a four ring electric hob and sink unit, recessed ceiling down lights and an attractive wood breakfast bar.

BEDROOM ONE

2.87m x 3.72m excludes wardrobes (9'4" x 12'2" excludes wardrobes)
Has a window to the side aspect,

contemporary style radiator, recessed ceiling down lights and bedside lights and is fitted with a range of built in wardrobes providing hanging space and shelving, a door leads through to the beautifully appointed en suite shower room.

ENSUITE SHOWER ROOM

1.17m x 1.17m to front of shower (3'10" x 3'10" to front of shower)

Has a free tiled shower enclosure with dual heads, W.C., and vanity unit with drawer storage and hand wash basin inset.

BEDROOM TWO

2.88m x 3.93m to window (9'5" x 12'10" to window)

Has a window to the side aspect, built in wardrobe providing hanging space and shelving, wood effect flooring and recessed ceiling down lights.

BATHROOM

2.45m to back of bath x 1.78m (8'0" to back of bath x 5'10")

This beautifully fitted bathroom incorporates a wall mounted vanity unit with drawer storage and inset with hand wash basin, built in W.C. and bath with shower attachment, there are tiled surrounds, tiled flooring, recessed ceiling down lights, heated chrome towel rail and tv.

OUTSIDE

There is one allocated parking space.

LEASEHOLD

Our client advises us that the property is leasehold for an original term of 999 years from 2006. The monthly service charge fee is £120.00. There is no ground rent

CONSTRUCTION

Standard Brick Construction

CURRENT UTILITY SUPPLIERS

Gas

Electric - electric

Water - Mains

Sewage - Mains

Broadband supplier

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

COUNCIL TAX BAND

Amber Valley - Band C

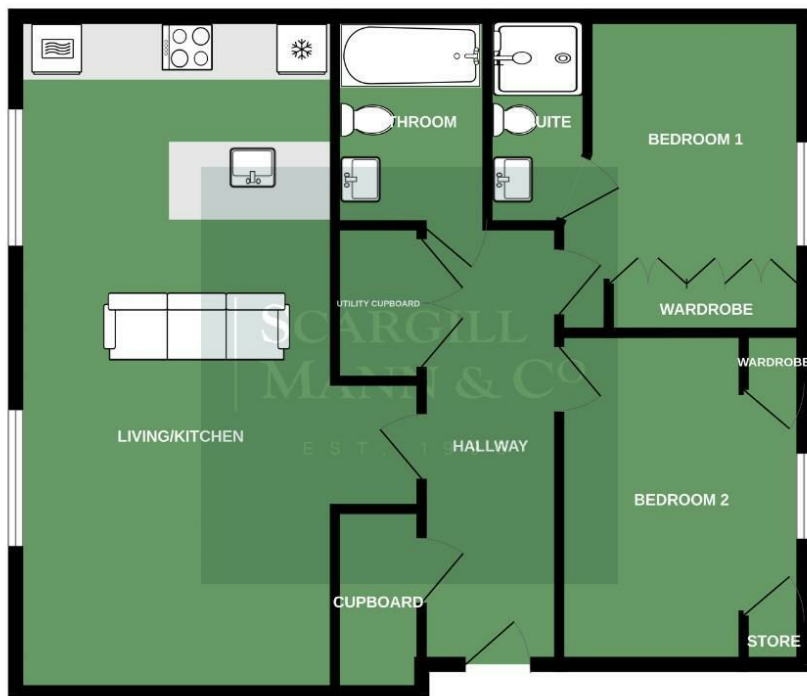
CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing.

No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 01/2025) DRAFT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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	

SALES OFFICE
Unit 17 Eastgate Business Centre
Eastern Avenue
Burton upon Trent
DE13 0AT
T: 01283 548194 /01332 208820
E: sales@scargillmann.co.uk

LETTINGS OFFICE
17 Mallard Way
Pride Park
Derby
DE24 8GX
T: 01332 206620
E: lettings@scargillmann.co.uk

www.scargillmann.co.uk