



£250,000

Duffield Road, Derby DE22 1AA

Apartment | 2 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Two Double-Bedrooms
- Parking
- First-Floor Apartment
- Master Bedroom With En-Suite
- Close To Local Amenities & Transport Links
- Contemporary Styled Breakfast Kitchen
- Leasehold
- Council Tax Band D

## Property Description

Located just off Duffield Road in this highly desirable area is this two bedroom first floor apartment.

## Main Particulars

A spacious and beautifully maintained two double-bedroom first-floor apartment, forming part of a modern purpose-built development completed in 2019.

The impressive principal bedroom benefits from its own stylish en-suite shower room, while the property itself is accessed through an attractive communal entrance hall with staircase leading to the first-floor landing. Internally, the apartment offers a welcoming reception hallway, a bright and airy lounge diner, and a contemporary breakfast kitchen fitted with a range of modern units and integrated appliances.

There are two generously sized double bedrooms, including the principal suite with en-suite facilities, together with a modern separate shower room. Externally, the property enjoys an allocated parking space, additional visitor parking and well-kept communal grounds.

Occupying an elevated and well-screened position, the apartment is conveniently located close to a wide range of local amenities, recreational facilities and excellent public transport links.

Early viewing is highly recommended.

### Communal Reception

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The accommodation is accessed via a secure communal entrance hallway.

### Hallway

With wall-mounted radiator and telephone intercom entry system.

### Lounge / Dining Room

A bright and spacious reception area featuring wall-mounted radiators and windows to both the front and side elevations, complete with bespoke fitted shutter blinds. The room benefits from a TV point and an attractive feature bay window, allowing plenty of natural light.

### Kitchen

Fitted with a range of matching wall and base units complemented by modern flat-edged work surfaces incorporating a 1½ bowl sink and drainer with mixer tap and tiled splashbacks. Integrated appliances include an electric oven, microwave oven, and a gas hob with stainless steel extractor canopy. There is also space and plumbing for an American-style fridge/freezer.

The room is finished with wood-effect flooring, a wall-mounted radiator, recessed ceiling spotlights, and a window to the rear elevation.

### Master Bedroom

Featuring a double-glazed window to the side elevation, wall-mounted radiator, and TV point. An internal door provides access to the en-suite shower room.

#### En Suite

Comprising a WC, vanity unit, and a large shower enclosure with a wall-mounted mains-fed shower and attachment over. The room is part-tiled to the walls and benefits from a chrome heated towel rail, recessed ceiling spotlights, extractor fan, and a double-glazed obscured window to the rear elevation.

#### Bedroom Two

Featuring a double-glazed window to the side elevation, wall-mounted radiator, and space for bedroom furniture.

#### Shower Room

Comprising a three-piece suite including a WC, vanity unit, and a large shower enclosure with mains-fed shower and glass screen. The room benefits from recessed ceiling spotlights, an extractor fan, a chrome heated towel rail, an obscured window to the rear elevation, and wood-effect flooring.

#### External

#### Outside

There is an allocated parking space, visitor parking and communal area.

#### Lease Information

The property is held on a 999 year lease with 993 years left as of June 2025.

Service Charge: £145 pcm

Ground Rent: £0

Owners of the apartments are the Management Company (Cranfield Lodge Management Group)

#### Disclaimer

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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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