



£250,000

Duffield Road, Derby DE22 1AA

Apartment | 2 Bedrooms | 2 Bathrooms

01773 832355

DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETS

www.derbyshireproperties.com



Step Inside

Key Features

- Two Double-Bedrooms
- Close To Local Amenities & Transport Links
- Parking
- First-Floor Apartment
- Master Bedroom With En-Suite
- 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

Communal Reception

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

Some images used in this marketing material may have been digitally enhanced or modified using AI-assisted technology for illustrative purposes.

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.






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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating

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

Telephone: 01773 832355

 **DERBYSHIRE
PROPERTIES**
= RAINBOW IN REALTY =

www.derbyshireproperties.com