



## Flat 2 Chevin Court, New Zealand Lane, Duffield, Belper, DE56 4BZ

**£850 PCM**



A conveniently positioned and highly impressive, freshly refurbished two bedroom ground floor freehold flat located within a small block of four properties with garage.



DIRECTIONS

Approaching Duffield from the A6 from Derby, turn left onto Broadway by the traffic lights, continue for a 1/4 mile turning right onto New Zealand Lane, after a short distance turn right into the parade of shops. Access to Chevin Court can be found to the right side of the shops.

This spacious flat comprises entrance hallway with store and airing cupboard, large reception room leading into a kitchen with an extensive range of fitted cupboards and integrated appliances, large principal bedroom with fitted wardrobes, second bedroom and beautifully refitted bathroom with shower over bath.

Externally there is a communal front garden and pathway set behind a nature hedge. To the side of the building is a row of four garages.

The flat building sits behind the small parade of shopping conveniences found on New Zealand Lane close to Broadway, Ecclesbourne school and vibrant high street of this popular village.

Duffield lies to the north of the city of Derby and offers an excellent position for exploring the beautiful Peak District countryside along with popular North Derbyshire villages and towns.

ACCOMMODATION

Entering the building through the UPVC double glazed communal front door into spacious hallway area with a paved flooring, stairs to first floor, private front door into:

ENTRANCE HALLWAY

A passaged hallway with access into the lounge, both bedrooms and bathroom, electric heater, store cupboard and airing cupboard.

LOUNGE

19'7" x 11'8" (5.97m x 3.56m)

A very spacious and naturally light reception room having front and side UPVC double glazed windows with Venetian blinds, two electric heaters, media connections and open plan access into:

KITCHEN

11'6" x 8'10" (3.51m x 2.69m)

Very well appointed with an extensive range of wall and base units with matching cupboard and drawer fronts in a natural wood effect grain finish, laminate work surfaces, composite one and half sink and drainer, electric oven and hob with an extractor fan over, integrated fridge, freezer and space for washing machine, side UPVC double glazed window with Venetian blind and vinyl floor covering.

BEDROOM ONE

13'2" x 11'8" (4.01m x 3.56m)

A very generous bedroom with UPVC double glazed window and Venetian blind, built in wardrobe with wood effect grain finish, electric heater.

BEDROOM TWO

7'9" x 7' (2.36m x 2.13m)

A single bedroom or office having a UPVC double glazed window and electric heater.

BATHROOM

8'7" x 7'6" (2.62m x 2.29m)

Completely refitted with a stylish new suite comprising a panelled bath with mains chrome shower over and screen, a wash basin and WC are neatly fitted into a vanity unit with cupboards and worktop, attractive tiling to splash areas and sill, UPVC double glazed window with roller blind, electric towel radiator.

OUTSIDE

Communal front gardens and pathway set behind a mature hedge.

Each apartment has a single garage within a block, positioned to the side of the main building. (Garage with white door belongs to the subject property.)

PLEASE NOTE

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

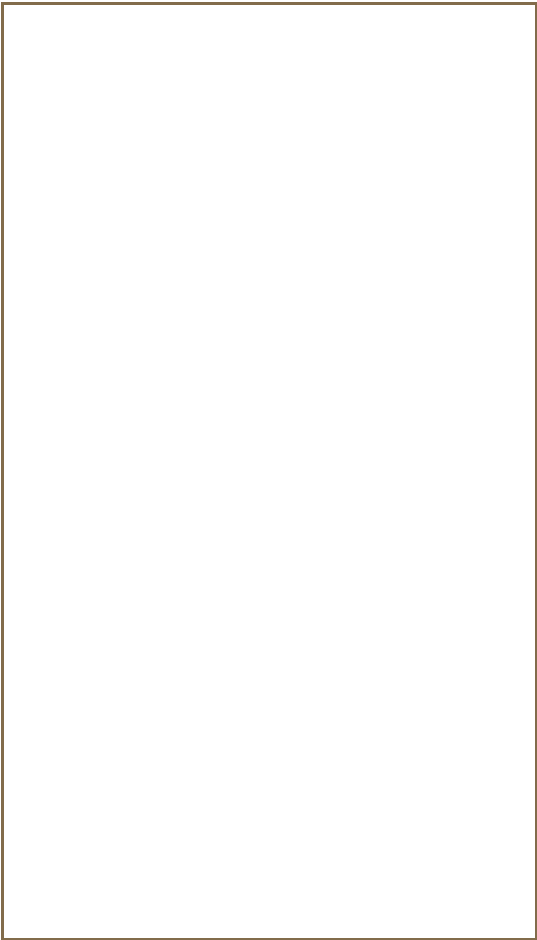
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
- (5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
- (6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

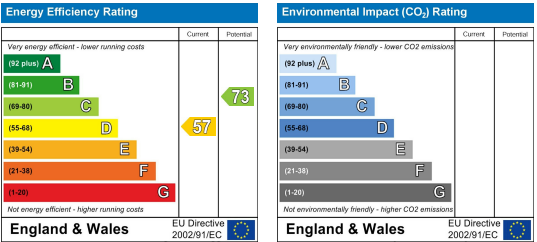
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)