Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

5 Curzon Court off Tamworth Street, Duffield, Derbyshire, DE56 4ER

Offers In The Region Of £250,000

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Just a short distance from the vibrant village centre home to an excellent range of amenities is this spaciously proportioned two bedroom top floor apartment (with lift) enjoying a secluded yet highly convenient position with residents car park and garage.

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Attractively offered for sale with no chain and immediate vacant possession this is an ideal purchase for a variety of buyers looking to acquire a quality property and location for ease of living.

The gas centrally heated and UPVC double glazed accommodation positioned on the second (top) floor accessed via lift and stairs briefly comprises, entrance lobby leading into a spacious hallway with cloaks cupboard, breakfast kitchen, large living room with pleasant westerly aspect, spacious main bedroom with fitted wardrobes, generous bedroom two and bathroom with shower over bath.

Externally there is a large frontage having a lawn with surrounding trees, generous car parking area and garage within a block which is the fifth one from the left, as you are facing them.

Approaching from Tamworth Street, take the first left into De Ferrers Court then immediately left starting the approach into Curzon Court where the building will be found on the right and the large parking area along with garages on the left.

Duffield is a sought after residential location having the noteworthy Ecclesbourne secondary school along with highly reputable primary schools. The village centre being just a short distance away from the secluded Curzon Court, offers a grocery store, post office, popular public houses and cafe, restaurants and train station. There is a rackets and golf club within the village along with beautiful countryside walks. Derby city and Belper town are located to the north and south of Duffield with the Peak District being easily accessible.

ACCOMMODATION

GROUND FLOOR

Entering the building into a communal hallway shared with six apartments having stairs and a lift to all upper floors.

SECOND FLOOR

With large windows to both the front and rear elevations, private front door into:

ENTRANCE LOBBY

With built-in store cabinets and shelf, inner door into:

ENTRANCE HALLWAY

A spacious area providing access into all rooms, telephone intercom, cloaks cupboard, deep airing cupboard with cold and hot water tanks, radiator.

KITCHEN

12'6" x 9' (3.81m x 2.74m)

A generous space appointed with a range of fitted wall and base units, laminate work surfaces and tiled walls, electric oven, microwave, gas hob and extractor fan, space for further appliances, space for a breakfast table and chairs, radiator, a UPVC double glazed window gives a pleasant aspect over a large lawned gardens, (not part of Curzon Court.)

LIVING ROOM
19'11" x 12'7" (6.07m x 3.84m)
A charming formal room facing westerly having two UPVC double glazed windows allowing for plentiful natural light also enjoying the same aspect as the kitchen, media connections, deep chimney breast with storage shelves, gas fire incorporating a back boiler, radiator.

BEDROOM ONE
16'4" (to rear of wardrobes) x 11'2" (4.98m (to rear of wardrobes) x 3.40m)
A spacious bedroom with fitted wardrobes, a UPVC double glazed window overlooks the front of Curzon Court towards the car park and garaging and the pleasant skyline view beyond, radiator.

BEDROOM TWO
10'7" x 8'3" (3.23m x 2.51m)
A second generous bedroom also having a front facing UPVC double glazed window with the same aspect as bedroom one, radiator.

BATHROOM
8'11" x 6'3" (2.72m x 1.91m)
Appointed with a three-piece suite comprising a shallow bath with a chrome shower over, wash hand basin and WC both set into a tiled surround, mirror with shaver point and light, radiator.

TENURE
Leasehold

A residents association (management company) control the expenditure of this development, the most recent quarterly service charge paid in advance is £997.

The length of the lease is 99 years from 16/11/81.

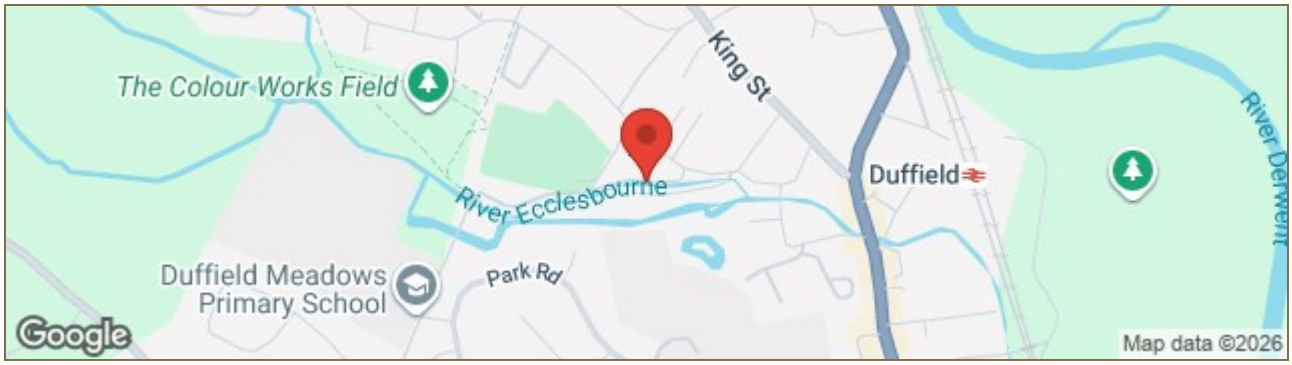
The new owner will become part of both the residents association and become a joint freeholder.

Innes England are appointed to administer the residents association decisions

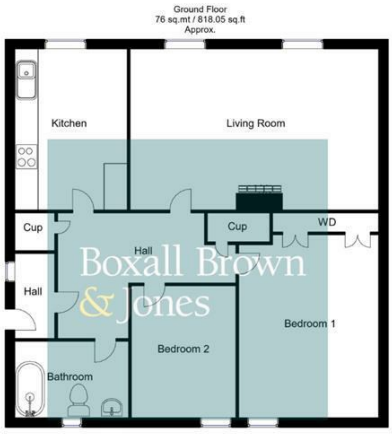
DE FERRERS COURT

THE PARK ESTATE
THE PARK
CURZON COURT
THE MEWS
THE GATEHOUSE
De FERRERS COURT
WATERSMEAD
LAKESIDE
The Park

Road Map



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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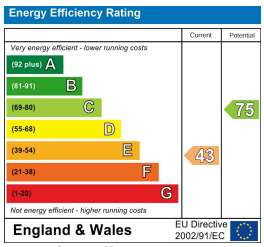
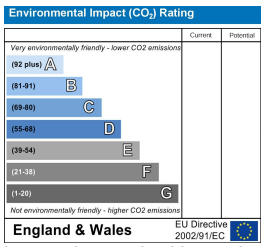
Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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