

# North Avenue

Darley Abbey, Derby, DE22 1LF

John  
German



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£205,000

**An impressive high specification apartment, part of a recently constructed building designed by Matthew Montague architects, set within this delightful position close to Darley Abbey Village, Darley Park and Nutwood Nature Reserve. Stylish open plan living space with high specification fixtures and fittings.**

Nutwood Court is a prestigious collection of just seven luxury apartments located in one of Derby's most sought-after locations. Developed by Elmhurst Homes to an exacting specification each apartment benefits from wet underfloor heating throughout and beautiful high ceilings. The apartment offers a high specification with Bosch integrated appliances, Lusso Stone Bathrooms and Quartz worktops.

The property is accessed through a communal entrance and the apartment entrance is located on the first floor with a light entrance hallway with staircase leading to the first floor landing.

Entrance into the apartment is via an "L" shaped entrance hall with a built-in utility cupboard with plumbing for a washing machine, doors leading off to the accommodation.

The main living area is a fabulous open plan space with large double aspect windows and a Juliette balcony window with French doors, all windows are fitted with high quality frame blinds. The kitchen area is fitted with sleek handleless base units with accent lighting. Integrated fridge, freezer and dishwasher, built-in eye level oven, induction hob with extractor hood over. Quartz worktops extend to form a breakfast bar and matching splashbacks, inset one and a half bowl sink unit.

The bedroom is a spacious double with quality fitted wardrobes and large windows complete with frame blinds.

The bathroom is fitted with a high quality suite comprising concealed flush wall hung WC, Vanity washbasin with storage beneath and touch control illuminated mirror above, bath with shower over and glass screen. Extensive tiling, frosted window and a chrome heated towel rail.

Outside, the apartments offer a professionally designed communal courtyard incorporating multiple seating and patio areas and planting beds. The apartment also benefits from an allocated parking space.

**Locality & Amenities** - Darley Abbey Village offers a lovely local shop, historic St Matthew's Church and a regular bus service to Derby City Centre and Belper.

**Tenure:** The apartment is sold with the benefit of a 999-year lease from 2023 together with a share of freehold. We understand that the service charge is £100 per month and there is no ground rent payable (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Allocated space

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

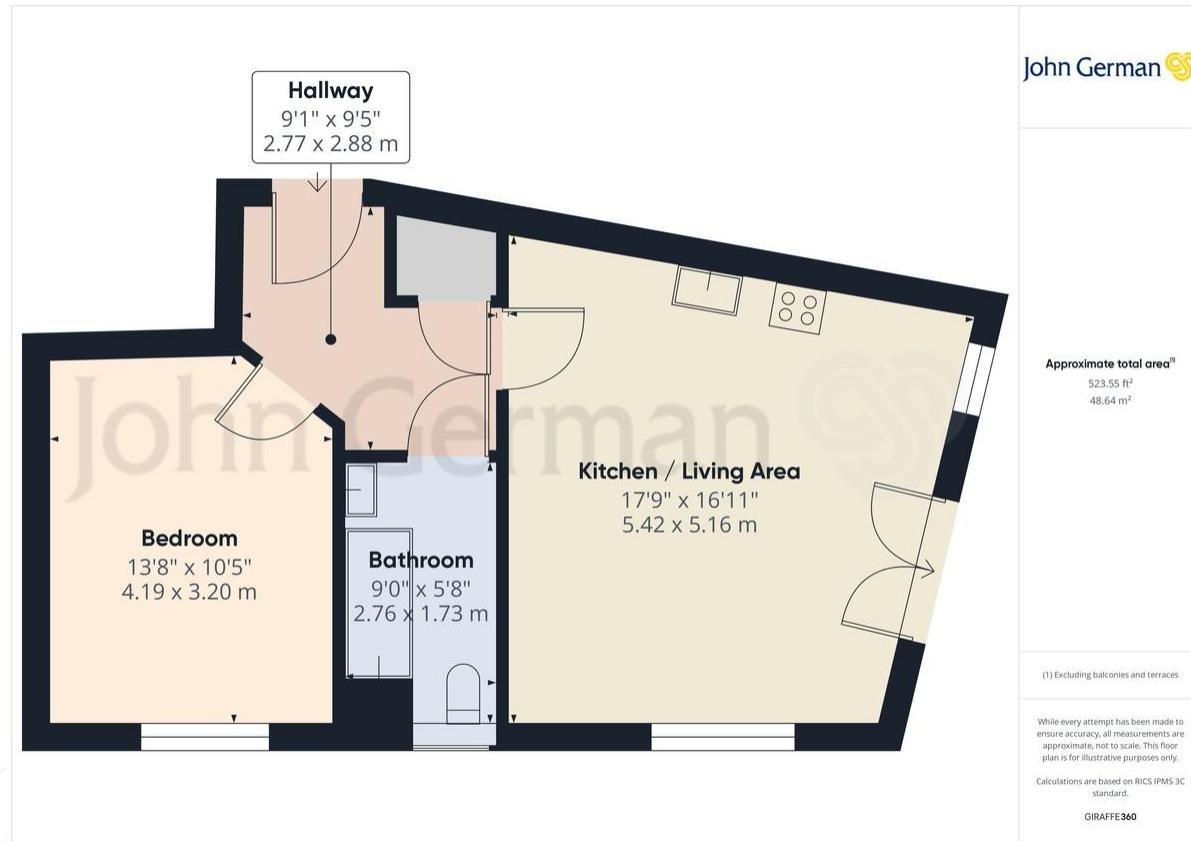
**Local Authority/Tax Band:** Derby City Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA06012025







## Agents' Notes

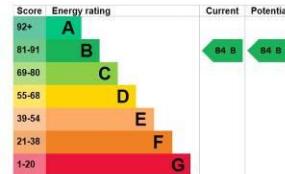
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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