Fletcher & Company

Apartment 13, The Promenade

Mercia Marina, Findern Lane, Willington, DE65

Price £600,000 Leasehold



- OPEN DAY 7th NOVEMBER, CALL NOW TO BOOK
- Breathtaking three-bedroom penthouse waterfront apartment
- Accommodation totalling 1270 sq ft
- Stunning open-plan living area with generous floor-to-ceiling windows & external Balcony
- Individually designed premium kitchens, bathrooms and shower rooms
- Two car parking spaces to each apartment
- Seven-day-a-week support from the Marina Reception
- Managed estate with access to 77 acres of parkland
- Fifteen luxury apartments set in an exclusive marina location



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Summary

This breathtaking three-bedroom penthouse apartment is ideally located with the benefit of having dual aspect views providing residents with a magnificent outlook across the marina and together with views over the Trent and Mersey Canal together and the rural South Derbyshire countryside.

This exquisite apartment is situated on the second floor of the highly anticipated Promenade Development, which has garnered much attention for its modern design and premium amenities. In addition to its spacious interior, this remarkable residence features an external balcony that allows for outdoor relaxation and enjoyment of the surrounding scenery, making it a perfect retreat for those who appreciate both luxury and nature.

The Promenade at Mercia Marina offers just 15 luxury waterside apartments, presenting a rare opportunity to purchase an exclusive residence at the largest inland marina in the UK. Designed by renowned local architects, The Promenade complements the marina's existing award-winning architecture, becoming a new Derbyshire landmark. Residents will benefit from peace of mind living on a managed estate with private access to 77 acres of parkland, staff available seven days a week and CCTV with security support.

Large windows and balconies ensure light-filled spaces while each residence includes two secure reserved parking spaces along with access to the marina's private estate. Residents enjoy on site conveniences such as boutiques, cafes, restaurants, a bar, beauty spa services as well as CCTV security patrols for added safety.

Additional amenities include seven-day-a-week support at hand from the Marina reception along with an on-site handyman service for maintenance needs. Each home is equipped with fibre optic internet service for modern connectivity alongside underfloor heating for comfort throughout seasons.

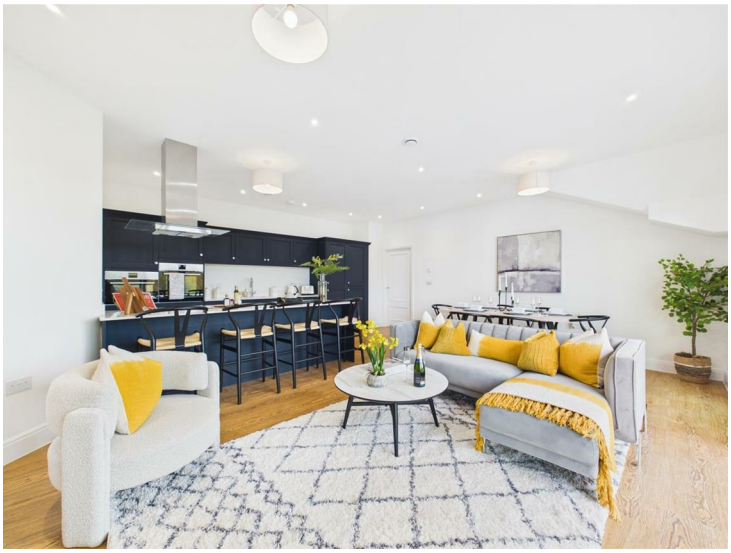
The Location

Crafted from quality materials, these elegant waterside apartments provide stunning views across the natural Derbyshire landscape while excellent amenities are right on your doorstep. Mercia Marina is a well-established living and leisure destination that combines the buzz of coastal marinas with the tranquility of rural Derbyshire. The Promenade unites cosmopolitan flair with countryside charm alongside restaurants, cafes, boutiques, and a beauty spa located in the Boardwalk and Piazza buildings overlooking the marina lake and grounds.

Centrally located in historic Mercia, surrounding villages accommodate prestigious institutions such as Repton School founded in 1557. Willington Village provides immediate access to mainline train stations and major road networks in the heart of England. The stunning Derbyshire Dales, Peak District, and National Forest are only a short distance away.

Accommodation

The accommodation briefly comprises; Hallway, generous open plan kitchen/dining/living space with feature island unit and glazed sliding doors opening to a stylish external balcony. There is a Utility Room, Principal bedroom having a Dressing Area with fitted wardrobes and En-Suite Shower Room, two further bedrooms and Family Bathroom plus storage cupboards.



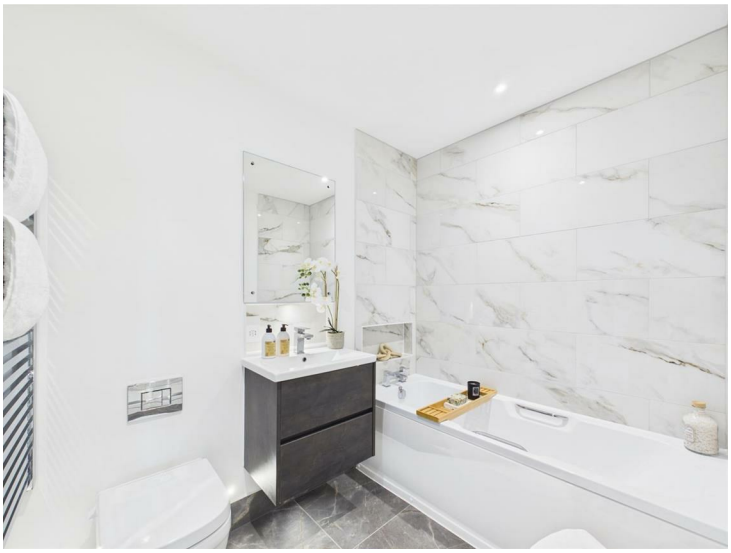
Kitchens & Utility Rooms

The Shaker style kitchen and utility rooms have been designed by Symphony Kitchens featuring soft closing doors and drawers along with chrome ironmongery, Silestone composite quartz worktops complemented by undermount stainless steel sinks equipped with pull-out mixer taps in chrome, AEG induction hobs paired with extractor chimney hoods, AEG integrated ovens and combination microwave ovens, AEG integrated fridge freezers, matching integrated dishwashers, separate utility cupboards or rooms containing AEG washer dryers and Kardean flooring.



Bathrooms

Boasting large porcelain tiled floor finishes, tiled skirting feature, wall tiling to bath and shower area, tiled niches enhanced by PIR controlled pin lighting, vanity units offering drawer storage and feature PIR controlled lighting, sanitary wear including Grohe thermostatic rain and pull-out showers, wall-mounted Grohe WCs with soft closing seats and concealed cisterns and electric thermostat ladder towel rails ensuring luxurious comfort throughout each residence.



Apartment Finishes

Each apartment will benefit from oak finish Karndean flooring to halls, receptions, kitchens and stores, with high-quality carpets to bedrooms and dressing rooms. Robust panel doors with chrome ironmongery and contemporary skirting and architrave detailing accent the space. Principal bedrooms benefit from fitted shaker style wardrobes.



Lighting Electrics & Data

LED downlights throughout, feature pendant point to living space, dining space and kitchen island, matt white screwless electrical fixings with USB point to bedrooms, living room and kitchen, automatic PIR controlled low-level pin lighting to bathrooms, full superfast fibre to property from the Mercia fibre network, data point to TV positions and study area and external wall lights to balconies on Marina facing penthouse apartments.

Heating & Ventilation

Underfloor heating to principal receptions, hall and bedrooms, thermostatic towel rails to bathrooms and mechanical ventilation heat recovery to all rooms offering fresh air throughout the apartments.

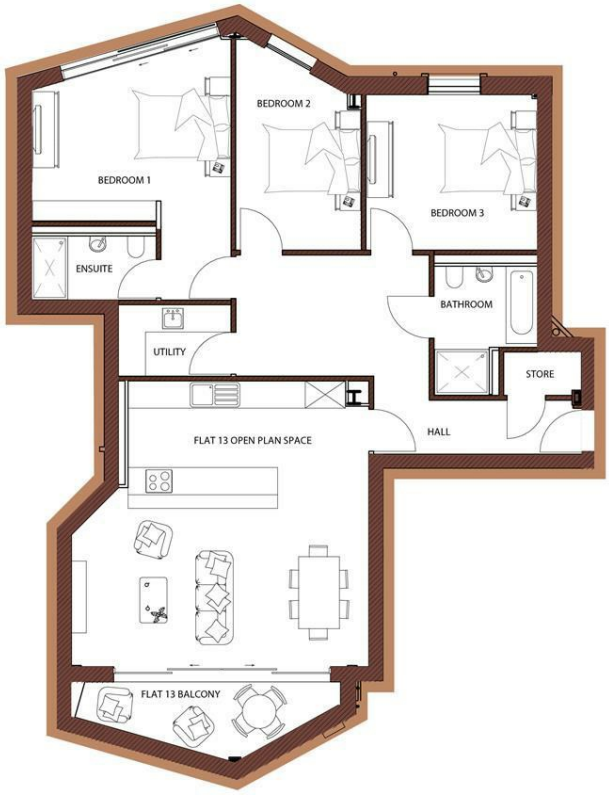


Security
Video entry system operating private entry to the development, fob access to common parts with key override, high security door keys, alarm panel with door contacts, external lighting to selected areas and door view finders.

Car Park & Cycle Storage
Two car parking spaces to each apartment, access controlled secure parking, locked bicycle storage and meter electrical point for installation of EV charging.

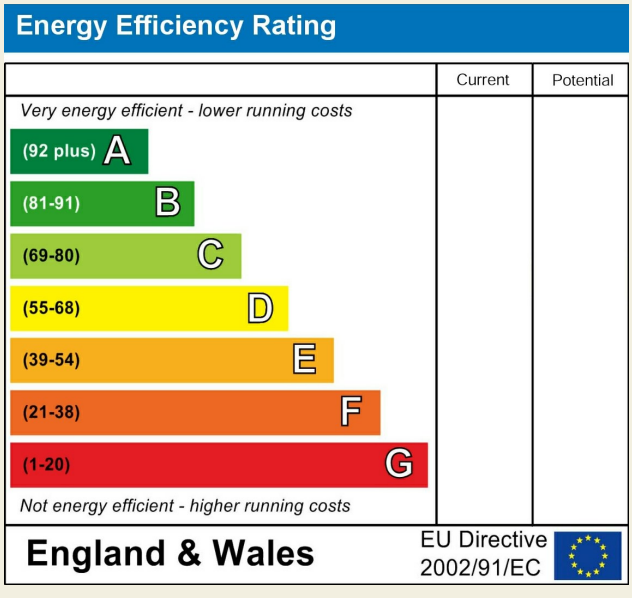
Management Company
A management company will be established with each apartment owning a share to administer the effective operation and maintenance of common facilities at The Promenade. A service charge will be established in proportion to the size of the apartment to cover these costs and a proportion of costs for the wider estate benefits offered which is anticipated to be IRO £3000+VAT PA

Lease - an anticipated period of 950 years.


BEDROOM 1
BEDROOM 2
BEDROOM 3
ENSUITE
BATHROOM
UTILITY
STORE
HALL
FLAT 13 OPEN PLAN SPACE
FLAT 13 BALCONY







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Council Tax Band:
Tenure: Leasehold