

A HIGH QUALITY ONE BEDROOM SELF CONTAINED RETIREMENT APARTMENT

25 CHATSWORTH COURT
PARK ROAD
DE6 1PF

PRICE: O/A £110,000



DESCRIPTION

Occupying a convenient position situated close to the heart of Ashbourne town centre within a complex of similar apartments designed and constructed for occupation by persons over 60 years. This self-contained first floor flat offers one-bedroomed accommodation ideal for occupation by the couple or single person.

The electrically heated, sealed unit double glazed property briefly comprises entrance hall, sitting room, fitted kitchen, double bedroom with fitted wardrobes and shower room. There are beautifully maintained and well stocked communal gardens.

Early viewing is highly recommended.

DIRECTIONS

From the agents Church Street office turn left. At the traffic light junction proceed straight through into St John Street and at the 'T' junction at the end turn right into Park Road. Continue along Park Road past Shaw Croft car park and Chatsworth Court will be noted a little further along on the right hand side.

ACCOMMODATION

The Chatsworth Court complex is accessed via a main security entrance door. The apartment is located at first floor level which can be reached either by the passenger lift or by a staircase.

Entrance Door to

Reception Hall with coving, meter cupboard and large walk-in cloaks/airing cupboard housing the hot water tank.

Sitting Room 19'8" x 10'8" [5.99m x 3.25m] with coving, front aspect upvc double glazed French Doors to Juliette balcony, Creda storage heater, telephone point and feature fireplace with inset electric fire. Double opening small pane glazed doors lead to the:



Fitted Kitchen 7'6" x 7'6" [2.28m x 2.28m] approximate measurements as obscure shaped room. Being fitted with a good range of wall and base units and drawers with integrated Electrolux electric oven, Hotpoint four ring electric hob with Electrolux extractor hood above, work surface with inset stainless steel sink and drainer unit, tiled splash back, space for two appliances, coving and front aspect upvc double glazed window.



Double Bedroom 13'7" up to the wardrobes x 9'2" max [4.14m x 2.79m] having double opening fitted wardrobe with mirrored folding sliding doors. Front aspect upvc double glazed window, telephone point and Creda storage heater.

Bathroom comprising shower tray, wash hand basin set into vanity unit, low flush w.c., fully tiled walls, heated towel rail and Creda fan heater.



OUTSIDE

The apartment has the benefit of the use of the well maintained communal gardens.

There is a delightfully furnished residents lounge off which is a small kitchen area with stainless sink unit, storage cupboards etc., tea and coffee making facilities. There is also a guest suite for residents' visitors and a comprehensively equipped resident's laundry. An indoor refuse collection point is also provided.

SERVICES

It is understood that mains water, electricity and drainage are connected.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

The property is understood to be held leasehold on the remainder of a 99 year lease from 2002. A ground rent charge of £182.50 is payable twice yearly and the service management charge for the period 1 March 2016 - 31 August 2016 is £1045.51. (This covers wardens fees, buildings insurance, gardening, outside lighting etc.

EPC RATING - B

COUNCIL TAX

For Council Tax purposes the property is in band B.

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

FTA2004

www.fidler-taylor.co.uk