

## AN EXCELLENT SELF CONTAINED RETIREMENT APARTMENT

**32 CHATSWORTH COURT  
PARK ROAD  
ASHBOURNE  
DE6 1PF**

**PRICE: O/A £110,000**



### DESCRIPTION

Occupying an enviable south facing position on the second floor of this modern block of similar properties specifically designed and constructed for retired persons this well appointed self contained apartment enjoys a sunny aspect with extensive views and also has the benefit of easy access to shops and amenities.

Considered ideal for occupation by either a couple or single person the apartment is sealed unit double glazed, benefits from electric night storage heating and briefly comprises reception hall, delightful sitting room, comprehensively fitted kitchen, double bedroom with in built wardrobes and spacious shower room.

Outside the apartments have the benefit of well stocked and maintained communal gardens and there is ample on site car parking for residents and visitors.

An early internal 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 junction at the end turn right into Park Road. Continue along and Chatsworth Court will be noted on the right hand side.



**ASHBOURNE:** 11 Church Street, Ashbourne, DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk  
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## ACCOMMODATION

Front entrance door to

**Reception Hall** with corniced and textured plastered ceiling and door off to **Spacious Walk-In Inbuilt shelved Cloaks or Storage Cupboard** which also houses the hot water cylinder and also the electrical trip switches.



**Sitting Room** 19'4" x 11'2" [5.89m x 3.4m] having corniced and textured plaster ceiling, night storage heater and pretty feature carved stone effect fireplace with fitted decorative fuel effect electric fire. Two sealed unit double glazed windows overlooking the communal garden area and double opening glazed doors to



**Kitchen** 9' x 5'9" [2.74m x 1.75m] having been comprehensively fitted with a good range of base and wall cupboards with ample round edge work surfaces having inset single drainer stainless steel sink unit with mixer tap, inset Electrolux, 4-burner electric hob, appliance space beneath and ceramic tiled splash backs. There is an oven housing with Hotpoint electric oven. Electrolux extractor fan, two sealed unit double glazed windows and Creda electric fan heater.



**Double Bedroom** 15'5" [4.7m] (measured to the front of the wardrobes) x 8'8" [2.64m] having corniced and textured plaster ceiling, upvc sealed unit double glazed window and night storage heater. The bedroom features two inbuilt double opening wardrobes with sliding, mirrored doors, fitted shelves and hanging rails.



**Shower Room** being of spacious proportions with fully ceramic tiled walls, corniced and textured plaster ceiling. The shower room features a wash hand basin set into a vanity unit with double opening cupboard beneath, low flush wc and double width shower tray with seat and glazed shower screen, sliding door and fitted mains control shower.

## OUTSIDE

The property has the benefit of pretty, primarily lawned communal gardens and there is ample residents and visitors parking within the complex.

In addition to the above the complex provides a very light and spacious, well furnished residents lounge off which is a small kitchen area providing tea and coffee making facilities etc. Also provided is a guest suite for the accommodation of residents visitors and there is also a comprehensively equipped laundry room.

## SERVICES

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

## 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 on the remainder of a 125 year lease from May 2003. A ground rent in the sum of £182.50 payable twice yearly and there is an additional service management charge which is also payable twice per year to cover warden fees, buildings insurance, gardening, outside maintenance, common parts, lighting and maintenance etc etc.

## COUNCIL TAX

For Council Tax purposes the property is in band B

## EPC BAND – B

## VIEWING

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

FTA2061

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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.

The particulars form no part of a contract or lease.