

**A HIGH QUALITY ONE BEDROOM SELF CONTAINED RETIREMENT
APARTMENT**

**38 CHATSWORTH COURT
ASHBOURNE
DE6 1PF**



PRICE: £109,950

DESCRIPTION

Occupying a convenient position situated close to the heart of Ashbourne town centre within a complex of similar apartments specifically designed and constructed for occupation by persons over 60 years of age. This self-contained second floor flat offers one-bedroomed accommodation with pleasant views towards St Oswald's Church and is 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 bathroom. There are beautifully maintained and well stocked communal gardens along with car parking for residents and visitors.

DIRECTIONS

From the agents Church Street office turn left. Proceed through the traffic lights into St John Street and at the 'T' junction bear right into Park Road. Continue past the Shaw Croft car park and flats and the Chatsworth Court complex will be noted on the right hand side.

ACCOMMODATION

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

There is a personal entrance door to the apartment opening into the

Entrance Hall having corniced ceiling and inbuilt broom cupboard housing electricity switches.

Sitting Room being 'L' shaped and having maximum overall measurements of 17'6" x 14'5" [5.33m x 4.38m] and featuring a stone effect fireplace and hearth with fitted electric fire. Night storage heater, upvc double glazed window, corniced ceiling and double opening glazed doors lead to



Kitchen 9' x 5'9" [2.74m x 1.8m] well fitted with a comprehensive range of good quality wall and base units and drawers, work surfaces with inset stainless steel sink and drainer unit, tiled splash backs, integrated Electrolux electric oven and Electrolux electric hob with extractor hood over, space for appliances, upvc double glazed window, corniced ceiling and Wall mounted Creda electric heater.



Bedroom 12'8" including wardrobe x 8'9" [3.86m including wardrobe x 2.67m] having a upvc double glazed window, corniced ceiling, night storage heater and useful inbuilt double opening wardrobe.

Bathroom being of spacious proportions and having fully tiled walls comprising panelled bath with mains

control shower over, wash hand basin set into vanity unit with cupboard beneath and low flush w.c. There is a shaver light, corniced ceiling, wall mounted Creda heater and large inbuilt cupboard housing the water heating system and having slatted shelves.



OUTSIDE

The apartment has the benefit of the use of pretty and well maintained communal gardens and there is residents and visitors parking within the complex.

FACILITIES

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 bedroom 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 September 2017 – 28 February 2018 is £1133.76. (This covers wardens fees, buildings insurance, laundry facilities, upkeep of gardens and communal area's etc).

COUNCIL TAX

For Council Tax purposes the property is in band B.

EPC RATING C

VIEWING

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

Ref: FTA2110