

A SUPERB FIRST FLOOR TWO BEDROOM TOWN CENTRE APARTMENT

**MARKET VIEW
FLAT 2, KING STREET
ASHBOURNE, DE6 1EA**



PRICE: OFFERS OVER £150,000

Newly Converted To A High Specification
Internal Viewing Essential

DESCRIPTION

An impressive, high specification two bedroom first floor apartment forming part of a conversion of 6 properties within the former 'Veterinary Practice'. This historic Grade II Listed building occupies a prominent position within the heart of Ashbourne town centre.

The property offers a superb combination of original features and characteristics with the requirements of modern day living, to include high quality oak internal doors, 'Howdens' fitted kitchen and gas central heating system.

The apartment comprises sitting room, kitchen, two bedrooms and shower room. Externally there is a roof terrace seating area.

Ideal purchase for first time buyers, professionals, investors or retirees.

ACCOMMODATION

There is an entrance door opening into an entrance hall serving both Market View and The Gables. Having tiled flooring and staircase leading to the first floor where there are private entrance doors to each apartment.

This door opens to;

Sitting Room 5.16m x 3.64m (16'11" x 11'11") with front and side aspect sash windows overlooking the Market Place and hillside beyond. Feature fireplace with arched cast iron inset and open grate, exposed ceiling beams, radiator and solid oak flooring.



Kitchen 5.38m x 2.91m (17'8" x 9'7") (maximum overall measurements) comprising a comprehensive range of good quality contemporary kitchen units providing 'soft close' wall and base cupboards and drawers. Integrated appliances include fridge freezer, slimline dishwasher, washing machine, Lamona electric oven, four burner electric hob with glass splashback and stainless steel and glass extractor hood. Oak work surface with inset Lamona 1.5 bowl sink and drainer unit, cupboard housing the Baxi central heating boiler. Side aspect window, ceiling spot lights, exposed ceiling beam, stone tiled floor and radiator. A door leads into an inner lobby and in turn leads to;



Shower Room having a ceramic tiled floor with partially tiled walls comprising a double shower cubicle with mains control shower, pedestal wash hand basin, low flush wc, heated towel rail, side aspect window and extractor fan.



Inner hallway with radiator, solid oak flooring, ceiling spot lights and fire door leading onto the roof terrace.

Bedroom One 4.12m x 3.59m (13'6" x 11'9") with front aspect sash window, radiator and feature fireplace with cast iron inset.



Bedroom Two 4.99m x 2.41m (16'4" x 7'11") with front aspect sash window, radiator, exposed ceiling beams, meter cupboard and feature fireplace with cast iron inset.



EPC RATING not applicable

VIEWING

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

DIRECTIONS

From the agents Church Street office turn left, proceed through the traffic lights into St John Street and then bear left into the Market Place and right into King Street where the apartment will be found on the right hand side marked by our for sale board.

Ref: FTA2195

OUTSIDE

There is a roof terrace providing a pleasant seating area.

SERVICES

It is understood that all mains services 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. Installation certificates for the gas central heating and electric's are available.

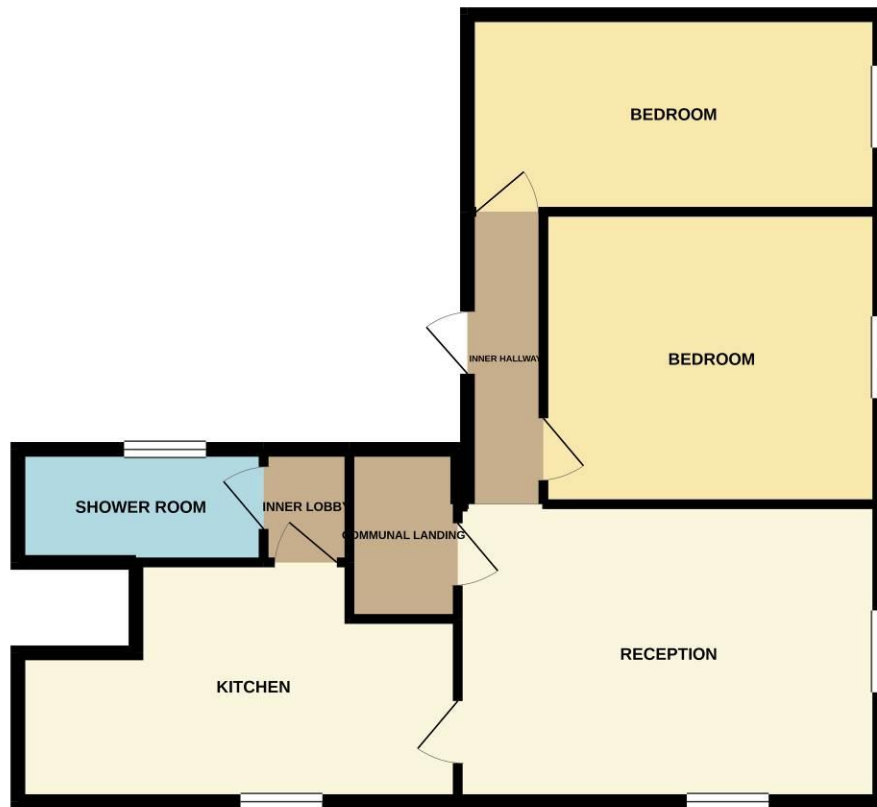
TENURE

The property is understood to be Leasehold. The purchaser will own their individual property under a 999 year long lease. Each leaseholder will have an equal shareholding in the management company, with voting rights and an input on how the building is run and maintained. The Freehold is an asset of the management company. A service charge is payable to the management company. Interested parties should seek verification from their own solicitor.

COUNCIL TAX

For Council Tax purposes the property is in band B.

FIRST FLOOR
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA: 759 sq.ft. (70.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.