

## A MODERN SELF CONTAINED, TOWN CENTRE APARTMENT WITH PARKING

**FLAT 4, THE OLD PINE STORE  
COXONS YARD, ASHBOURNE, DERBYSHIRE, DE6 1FG**



**PRICE: O/A £137,500**

### **DESCRIPTION**

A contemporary, one-bedroomed, self-contained apartment situated in the heart of Ashbourne and ideal for occupation by the professional single person or young couple. Equally, the property would make an excellent investment opportunity and its convenient location makes it also suitable for the active, retiree.

The accommodation which benefits from electric central heating, satellite tv and telephone points is accessed via the communal entrance hall with phone entry system and briefly comprises entrance hallway, open plan living room/dining kitchen with balcony, double bedroom, utility room and bathroom.

Allocated car standing space.

## ACCOMMODATION

A personal front entrance door opens into the

**Entrance Hall** with recessed spot lighting, radiator and storage cupboard.

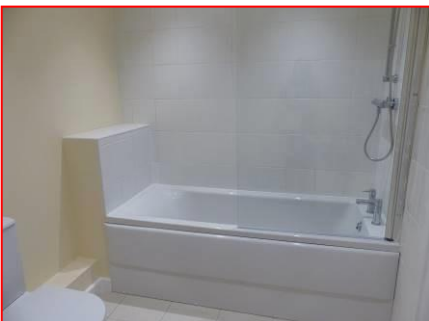


**Living/Dining Kitchen** 7.99m x 3.21m (26'2" x 10'6") comprising a modern range of wall and base units with soft close doors and drawers, integrated Lamona electric oven and Lamona four ring electric hob with stainless steel extractor hood above. Work surface with inset stainless steel sink and drainer, recessed spot lighting, two radiators and full height upvc double glazed windows and French doors opening onto the balcony.



**Bedroom One** 3.42m x 3.35m (11'3" x 11') with upvc double glazed windows, recessed spot lighting and radiator.

**Utility Room** 1.32m x 1.67m (4' x 5'6") with work surface, space for two appliances below and plumbing for washing machine. Tiled floor, recessed spot lighting and radiator.



**Bathroom** having a white suite comprising panelled bath with mains control shower over and tiled surround, pedestal wash hand basin, low flush wc, recessed spot lighting, heated towel rail, extractor fan, tiled flooring and storage/cylinder cupboard fitted mirrored bathroom cabinet.

## OUTSIDE

Externally there are bike racks and a parking space.

## 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 together with 'INTU' pleated blinds fitted to all windows 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 held Leasehold on the remainder of 125 years lease from October 2017. Leaseholders all own an equal 1/7 share of the Freehold. (The Freehold is owned by a management company. The management company is owned by the flat owners).

## COUNCIL TAX

For Council Tax purposes the property is in band B

## Epc Rating E.

## 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's Street and then bear left into the market place. At the top of the market place turn left again into Union Street. Take the left hand turning into Coxon's Yard and The Old Pine Store is ahead identified by our For Sale board.



FTA2252

## Flat 4 The Old Pine Store



[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

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.