

**A SELF CONTAINED GROUND FLOOR TWO BEDROOM RETIREMENT
APARTMENT**

**27 HENMORE PLACE
ASHBOURNE
DE6 1DZ**



PRICE: OIRO £110,000

NO UPWARD CHAIN

DESCRIPTION

Occupying a convenient position situated in the heart of Ashbourne town centre within this warden aided development, constructed for the occupation of persons over 50 years of age this two-bedroomed, ground floor apartment benefits from gas central heating, upvc double glazing and briefly comprises entrance hall, kitchen, sitting/dining room, two bedrooms and shower. The property has the benefit of communal gardens and car parking. Considered ideal for the retired couple or single person.

ACCOMMODATION

A upvc double glazed front entrance door opens into the

Entrance Hall with radiator, inbuilt storage cupboard and doors lead to the kitchen, sitting room, both bedrooms and bathroom.



Kitchen 3.57m x 1.7m [11'8" x 5'7"] having a modern range of wall and base units and drawers with integrated Lamona electric double oven and Lamona four ring electric hob with stainless steel extractor hood above. Worksurface with inset stainless steel sink and drainer unit, tiled splash back, space for appliances and plumbing for a washing machine. Wall mounted Worcester gas central heating boiler, upvc double glazed window and radiator.



Sitting Room 4.16m x 3.58m [13'8" x 11'9"] with upvc double glazed window, radiator and feature marble fireplace with inset electric fire.



Bedroom One 3.18m x 3.04m [10'5" x 10'] with side aspect upvc double glazed window, radiator and a range of fitted wardrobes with overhead cupboards and bedside tables.

Bedroom Two 3.66m x 1.98m [12' x 6'6"] with side aspect upvc double glazed window and radiator.



Shower Room comprising shower cubicle with mains control shower, pedestal wash hand basin, low flush wc. Inbuilt storage cupboard, further fitted cupboards, upvc double glazed window, radiator and partially tiled walls.

OUTSIDE

The property has the benefit of communal gardens, parking and drying areas. In addition, the complex is served by communal laundry room and guest bedroom suite facility. There is also a resident on-site warden.

N.B. Purchasers must be of a pensionable age - retired or in receipt of a state/private pension. Minimum age requirement is 50 years old.

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. 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 a 75% share leasehold on a 99 year lease. A service charge for the year 2019 of £108.10 is payable per calendar month (this covers service charge, maintenance fee, buildings insurance etc)

COUNCIL TAX

For Council Tax purposes the property is in band B.

EPC RATING tbc

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 one-way traffic system and at the 'T' junction turn right into Park Road. Proceed along here turning right into Shaw Croft. Follow the road round to the left and into the Henmore Place residents' car park. The property is identified by our for sale board.

Ref: FTA2261