

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

**18 HENMORE PLACE  
ASHBOURNE  
DE6 1DZ**



**OFFERS IN REGION OF £100,000  
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, first floor apartment benefits from gas central heating, upvc double glazing and briefly comprises entrance hall with staircase leading up to the first floor landing, sitting/dining room with door opening into the kitchen, two bedrooms and shower room. The property has the benefit of communal gardens and car parking. Considered ideal for the retired couple or single person.

**DIRECTIONS**

From the agents Church Street office turn left. Proceed through the one way traffic system and at the end of St John Street turn right onto Park Road. Proceed along past the Shaw Croft car park and take the next right turn, follow the road round to the left into Henmore Place residents car park.

## ACCOMMODATION

A partially glazed double glazed front entrance door opens into

**Entrance Hallway** with staircase leading to the first floor landing having doors off to the sitting room, both bedrooms, shower room and in built cylinder cupboard. There is a radiator and access to the roof space.

**Sitting Room** 5m x 2.83m (16'5" x 9'4") with upvc double glazed window and radiator. A sliding door opens into the



**Kitchen** 3.88m x 1.67m (12'9" x 5'6") comprising a range of wall and base units and drawers, work surface with inset stainless steel sink unit and drainer unit and tiled splashback. Electric cooker point and space for appliances. Wall mounted Glow Worm gas central heating boiler, upvc double glazed window and radiator.

**Bedroom One** 3.89m x 2.93m (12'9" x 9'7") having upvc double glazed window and radiator.



**Bedroom Two** 3.22m x 1.97m (10'7" x 6'6") having upvc double glazed window and radiator.

**Shower Room** comprising a corner shower cubicle with Triton electric shower, pedestal wash hand basin, low flush wc, partially tiled walls, upvc double glazed window, radiator and large cupboard over the stairs providing excellent storage.



## 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.

NB - Purchasers must be of a pensionable age - retired or in receipt of a state/private pension. The minimum age requirement is 50 years old.

## SERVICES

It is understood that all mains services 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 a 75% share leasehold on a 99 year lease. A service charge 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 BAND band C

## VIEWING

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

FTA2269

[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