

**SELF CONTAINED CONTEMPORARY LUXURY RETIREMENT APARTMENT**

**APARTMENT NO. 23  
ELIOT LODGE  
KING EDWARD STREET  
ASHBOURNE  
DE6 1TY**



**PRICE: OFFERS AROUND £225,000**

**HIGH QUALITY AND BEAUTIFULLY APPOINTED ACCOMMODATION COMPRISING  
SITTING ROOM, FITTED KITCHEN, BEDROOM AND SHOWER ROOM**

## DESCRIPTION

The delightful, sunny, dual aspect apartment is located in the heart of Ashbourne, convenient for all the local shops, facilities and amenities. Completed to a high standard throughout and designed for occupation by retired persons this self-contained, one bedroomed apartment is situated at first floor level within the prestigious and recently completed Eliot Lodge.

The centrally heated accommodation which is sealed unit double glazed windows throughout briefly comprises reception hallway, spacious sitting room, comprehensively fitted kitchen, luxury shower room and a large double bedroom.

Eliot Lodge also provides a guest bedroom for visitor use as well as a spacious, light and bright, residents lounge complete with a small kitchen area where community events and social gatherings take place.

Security is paramount at Eliot Lodge with a secure entry system, private parking and a 24 hour Careline system as well as warden support.

Outside is a communal garden with patio, lawned area and well stocked borders making it ideal for sunny days.

Early inspection is highly recommended.

## ACCOMMODATION

From a lift access to the communal landing area a panelled front door leads to

**Reception Hall** having electric radiator with independent thermostatic control. Corniced ceiling and all rooms off.

**Walk In Cloakroom/Storage Cupboard** with fitted slatted shelves and housing the electricity consumer unit with trip switches. Further in built shallow cloaks or storage cupboard.

**Sitting Room** 19'1" x 10'6" (5.82m x 3.20m) maximum. Having large electric radiator, corniced and textured plastered ceiling and two upvc sealed unit double glazed windows. A glazed door from the sitting room leads to

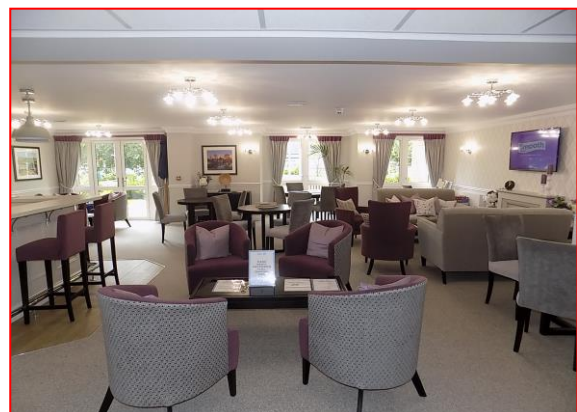
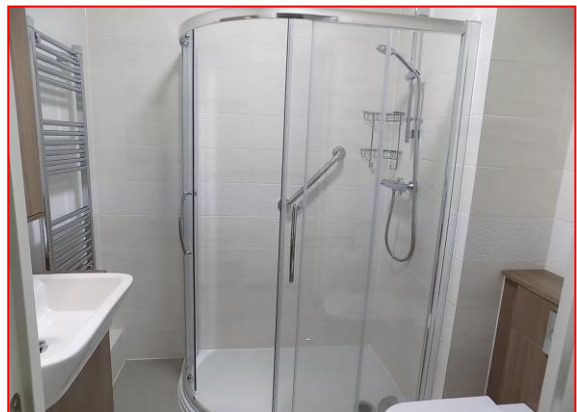


**Comprehensively Fitted Kitchen** 8' x 7'8" (2.44m x 2.34m) having a quality range of modern base and wall cupboards with fitted drawers, ample worktops, inset stainless steel sink and drainer unit with mixer tap, integrated appliances including a refrigerator, freezer, washer/drier, Zanussi electric oven and four burner Zanussi electric hob with brushed steel extractor hood over. Complementary splashback ceramic tiling and upvc sealed unit double glazed window. Inset ceiling spotlights.



**Double Bedroom** 19'2" (5.84m) (maximum measured to the rear of the wardrobes) x 9'2" (2.79m) narrowing to 5'1" (1.55m). Having upvc sealed unit double glazed window, electric central heating radiator, corniced ceiling and double opening mirror fronted wardrobe with sliding doors, fitted rails and shelves.

**Shower Room** having quality contemporary fittings in white comprising quadrant shower tray with glazed shower screen, sliding doors and mains shower control. Low flush wc and wash hand basin set into vanity unit with double opening cupboard beneath and mirrored cupboard over with spot light and shaver point. Full height ceramic tiling to walls, electric towel rail radiator.



**OUTSIDE**

Communal gardens and parking.

**SERVICES**

Communal air source heat pump heating. Mains electricity, water and drainage 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**

It is understood that the property is held leasehold on the remainder of a 125 year lease from 2019. There is a ground rent payable of £287.50 per 6 months together with a service charge of £1058.30 per 6 months (as at June – November 2022). Included in the service charge is use of the residents lounge, maintenance of the gardens, careline, on site manager, lift, electric buggy store, building insurance, heating and water.

**COUNCIL TAX**

For Council Tax purposes the property is in band B.

**EPC RATING** band B.

**VIEWING**

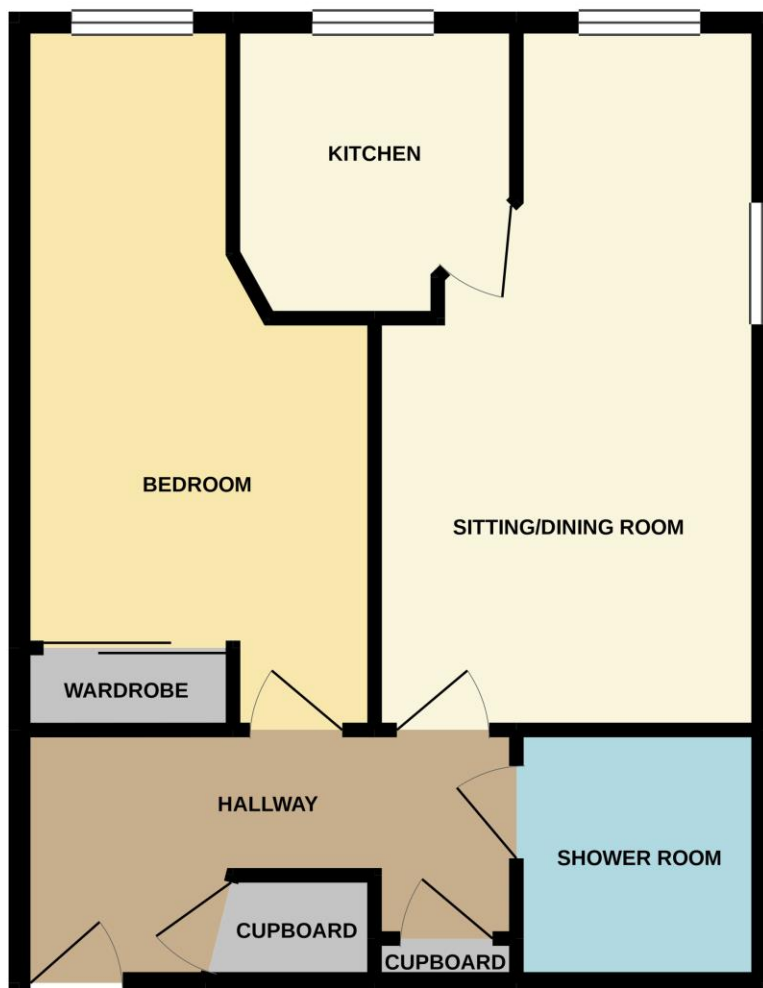
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

**DIRECTIONS**

Eliot Lodge is best approached from Compton in Ashbourne and if travelling from the Derby road end turn left just before Lloyds bank into King Edward Street, proceed along and Eliot Lodge will be found on the lefthand side. Visitor parking is on the right.

Ref: FTA2345

FIRST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 520 sq.ft. (48.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.