

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

**29 HENMORE PLACE  
ASHBOURNE  
DE6 1DZ**



**PRICE: OFFERS AROUND £89,950**

Occupying a convenient position situated in the heart of Ashbourne town centre within this warden aided development, constructed for the occupation of persons over 55 years of age this one bedroomed, ground floor apartment benefits from gas central heating, upvc double glazing and careline alarm service. The accommodation briefly comprises entrance hall, kitchen, sitting/dining room, bedroom and bathroom. The property has the benefit of communal gardens and car parking. Considered ideal for the retired couple or single person.

**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 the property is located in the block ahead of you. The Henmore Place residents' car park is adjacent.

## ACCOMMODATION

A upvc double glazed front entrance door opens into the

### Entrance Hall

With radiator and in built storage cupboard having power.

### Fitted Kitchen 3.18m x 1.62m (10'5" x 5'4")

Comprising a range of wall and base units and drawers with integrated Lamona electric oven, Lamona four ring gas hob with extractor hood above. Worksurface with inset stainless steel sink and drainer unit, wall mounted Glow worm gas central heating boiler, side aspect upvc double glazed window and radiator.



### Sitting Room 4.04m x 2.77m (13'3" x 9'1")

With rear and side aspect upvc double glazed windows and radiator.

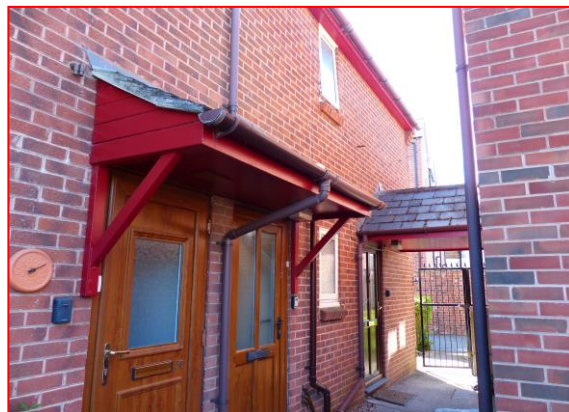


**Bedroom 3.91m x 2.72m (12'10" x 8'11")** Overall measurements. Having a rear aspect upvc double glazed window, radiator and cylinder cupboard.



### Bathroom

Comprising bath with Triton electric shower over, wash hand basin, low flush w.c., radiator and front aspect upvc double glazed window.



## 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 and careline alarm service.

N.B. Purchasers must be of a pensionable age - retired or in receipt of a state/private pension. Minimum age requirement is 55 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 2020 of £112.80 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 A.

## EPC RATING D

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