

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

**15 HENMORE PLACE  
ASHBOUNRE  
DE6 1DZ**



**PRICE: OFFERS AROUND £99,950**

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

**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 55 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 bathroom. 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, in built cylinder cupboard, storage cupboard and doors leading to the sitting room, bedrooms and bathroom.

**Sitting Room** 4.98m x 2.84m (16'4" x 9'4") with upvc double glazed window, radiator and door leading into the

**Kitchen** 3.52m x 1.67m (11'7" x 5'6") comprising a range of wall and base units and drawers. Work surface with inset stainless steel sink unit and drainer, tiled splashbacks. Gas and electric cooker points, plumbing for washing machine and ample appliance space. There is a wall mounted Glow Worm gas central heating boiler, radiator and upvc double glazed window.

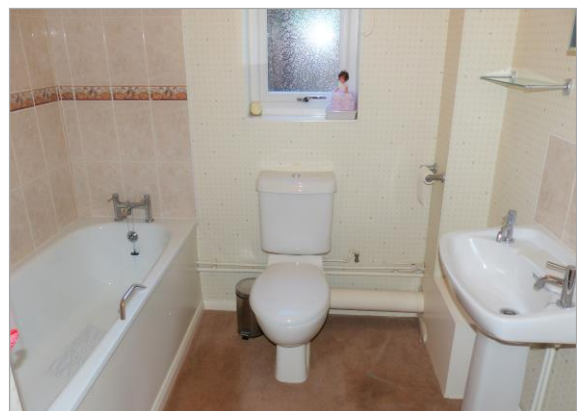
**Bedroom One** 3.75m x 2.94m (12'4" x 9'8") with upvc double glazed window and radiator.

**Bedroom Two** 3.19m x 1.97m (10'6" x 6'6") with upvc double glazed window, radiator and fitted double wardrobe providing hanging space with cupboard above.

**Bathroom** 2.19m x 1.66m (7'2" x 5'5") comprising bath with tiled surround, low flush wc, pedestal wash hand basin, upvc double glazed window, shaver point and radiator.

## 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 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.

#### TENURE

The property is understood to be held on a 75% share leasehold on a 99 year lease. A service charge for the year 2025 of £172.26 is payable per calendar month (this covers service charge, maintenance fee, buildings insurance etc )

#### COUNCIL TAX

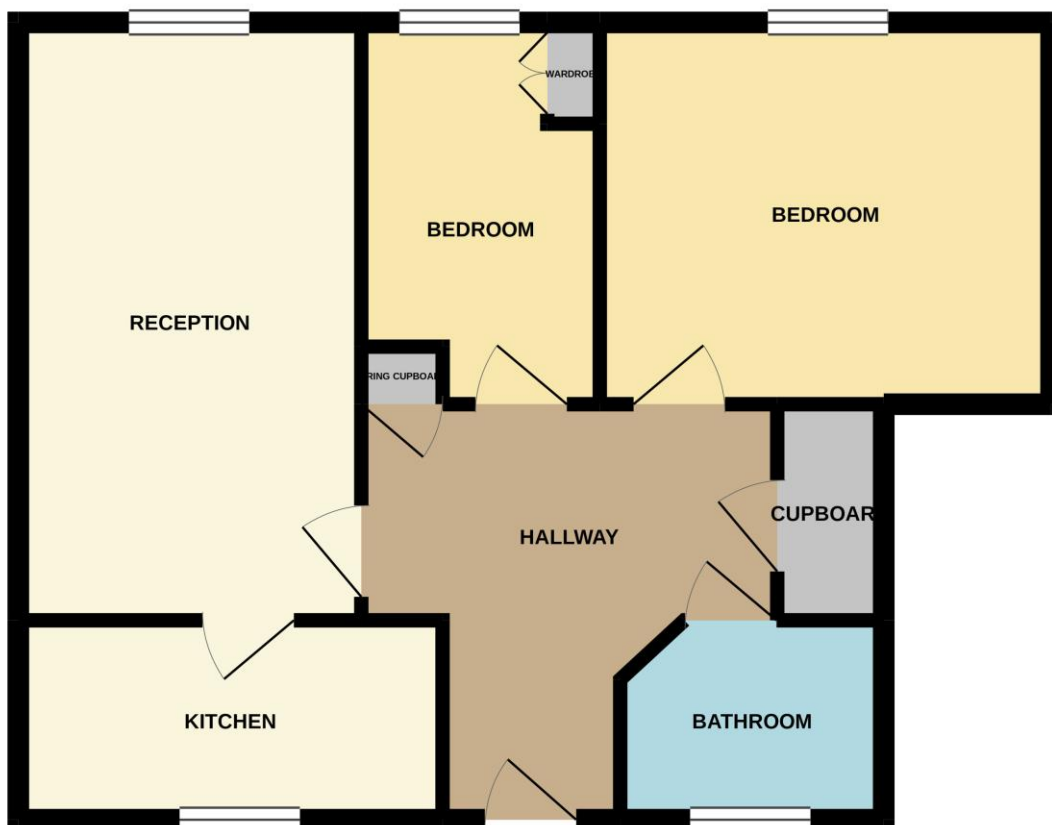
For Council Tax purposes the property is in band B.

#### EPC RATING D

#### VIEWING

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

### GROUND FLOOR 562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 562 sq.ft. (52.2 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.