



**9 HENMORE PLACE, ASHBOURNE, DE6 1DZ**

**PRICE: £115,000**

## DESCRIPTION

A delightfully appointed self-contained, ground floor retirement apartment, most conveniently situated in a quiet warden-aided development of similar flats, close to the centre of Ashbourne.

A good sized, two-bedroomed accommodation with gas centrally heated and double-glazed throughout and is ideal for occupation by a retired couple or single person, over 55 years of age.

Briefly comprising Reception Hall, Sitting Room, Fitted Kitchen, two Bedrooms and contemporary Shower Room. There are communal gardens and car parking. An early internal viewing is highly recommended.

## ACCOMMODATION

A panelled oak painted front door with arched double glazed fan light leads to

**Reception Hall** with corniced ceiling and central heating radiator.

**Central Hallway** 2.9m 1.38m (9'6" x 4'6") with corniced ceiling. Large in-built cloaks/storage cupboard and further inbuilt shelved storage cupboard.

**Sitting Room** 4.37m x 3.05m (14'4" x 10') with sealed unit double glazed upvc window, single panel central heating radiator and coved ceiling. Feature marble fireplace and hearth with Adam style surround and fitted decorative fuel effect electric fire.

**Breakfast Kitchen** 3.44m x 2.12m (11'4" x 7') being very well fitted with a good range of base and wall cupboards, fitted single drainer stainless steel sink, ample round edge work surfaces with ceramic tiled splashbacks and appliance space beneath with plumbing for automatic washing machine. Electric cooker point, extractor hood over. Upvc sealed unit double glazed window and wall mounted gas fired boiler for domestic hot water and central heating.

**Bedroom One** (front double) 3.55m x 3.1m (11'8" x 10'2") (maximum measured to the rear of the wardrobes). Having sealed unit double glazed window, central heating radiator and large range of in-built wardrobe furniture.

**Bedroom Two or Dining Room** 3m x 2m (9'10" x 6'7") with sealed unit double glazed window, central heating radiator.

**Shower Room** being of spacious proportions and having been refitted in recent years with a good quality three-piece suite in white comprising large walk-in shower cubicle with glazed shower screen and door. Wash hand basin set into vanity unit and low flush wc. Fully ceramic tiled walls and towel rail radiator.

## OUTSIDE

The property which forms part of a small complex of similar high-quality apartments has the benefit of communal gardens and car parking. In addition, there is a communal laundry room and guest suite facility.

## 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 held leasehold on the basis of a 75% share of a new 99 year lease.

Service charges are payable which for the year 2025 are £172.26 per calendar month. The service charge includes the cost of buildings insurance, common parts maintenance, lighting etc.

There is an on-site warden.

NB – Purchasers must be of a pensionable age, retired or in receipt of a State/Private pension. Minimum age requirement is 55 years old.

**COUNCIL TAX**

For Council Tax purposes the property is in band B.

**EPC RATING C.****VIEWING**

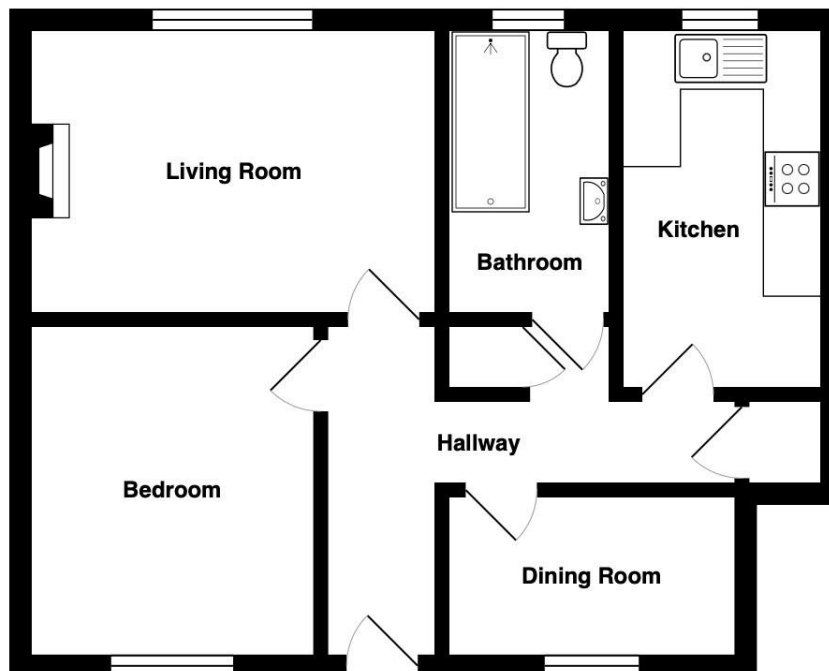
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

**WHAT3WORDS** packets.sydicate.factories

Ref FTA2775



9, Henmore Place, Ashbourne, DE6 1DZ



Total Area: 54.4 m<sup>2</sup> ... 585 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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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.