

**8 ELLEBY PLACE
ASHBOURNE, DE6 1TP**

PRICE: £87.500 (for a 35% share)



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ESTATE AGENTS CHARTERED SURVEYORS AUCTIONEERS

DESCRIPTION

Occupying a quiet head of cul de sac location on a popular modern residential development close to the edge of town but convenient for Ashbourne's shops, schools and other facilities.

The well appointed and immaculately presented spacious two bedroom accommodation represents an ideal opportunity for the discerning first time buyer looking to get on the housing ladder or a young family.

The property is being offered for sale on a shared ownership basis with the current 35% share being available.

An early viewing is most enthusiastically encouraged.

ACCOMMODATION

A tiled canopy porch shelters the panelled front door which in turn leads to

Entrance Vestibule with double panel central heating radiator and staircase off to first floor level.

Double Aspect Open Plan Living Kitchen 8.12m x 3.09m (26'8" x 10'2") overall comprising sitting area to the front with upvc sealed unit double glazed window and oak effect high quality 'Quick Step' flooring throughout. Two double panel central heating radiators and very useful and spacious understairs storage cupboard with light.

The kitchen area is comprehensively fitted with a good range of contemporary units providing base cupboards and wall cupboards with ample work surfaces, single drainer 1.5 bowl stainless steel sink unit with mixer tap and set beneath a upvc sealed unit double glazed window overlooking the rear garden. There is an integrated electric oven with four burner gas hob over and extractor hood. Appliance space with plumbing for automatic washing machine. Wall mounted gas fired boiler for domestic hot water and central heating enclosed within a matching cupboard.

Rear Hall 1.65m x 1.34m (5'5" x 4'3") with upvc sealed unit double glazed door to the exterior rear and further door off to

Guest Cloakroom having low flush wc, pedestal wash hand basin in white and single panel central heating radiator.

Staircase to First Floor Landing

Bedroom One (front double) 3.45m x 3.09m (11'4" x 10'2") plus large overstairs recess 1.3m x 1.08m (4'2" x 3'5"). Two sealed unit double glazed upvc windows to the front, double panel central heating radiator and large useful overstairs storage cupboard.

Bedroom Two (rear) 4.2m x 3.4m (13'9" x 11'2") with upvc sealed unit double glazed window overlooking the rear garden, central heating radiator and in built storage cupboard.

NB – Both bedrooms have the benefit of high quality oak effect 'Quick Step' flooring.

Bathroom being of spacious proportions with quality contemporary three piece suite in white comprising panelled bath with overbath mains shower and full height ceramic tiling to the walls, low flush wc and pedestal wash hand basin. Sealed unit double glazed window, towel rail radiator.



OUTSIDE

The property stands behind an open plan forecourt area with well stocked and planted evergreen and shrub bed, paved area and courtesy light. The paving extends down the side of the property to a gated access leading to the rear garden.

Also to the front of the house is a wide tarmacadam car standing area and beyond this, and included with the property, is an area of grassland with planted shrubbery area beyond.

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 35% share of a 999 year lease from the 28th April 2023.

It is understood that there is an opportunity to acquire a larger ownership share subject to agreement and valuation.

RENT & SERVICE CHARGE

A rent of £350.05 is payable per calendar month for the percentage share not owned and in addition there is a service charge of £37.51 per calendar month.

COUNCIL TAX

For Council Tax purposes the property is in band C.

EPC RATING B.

VIEWING

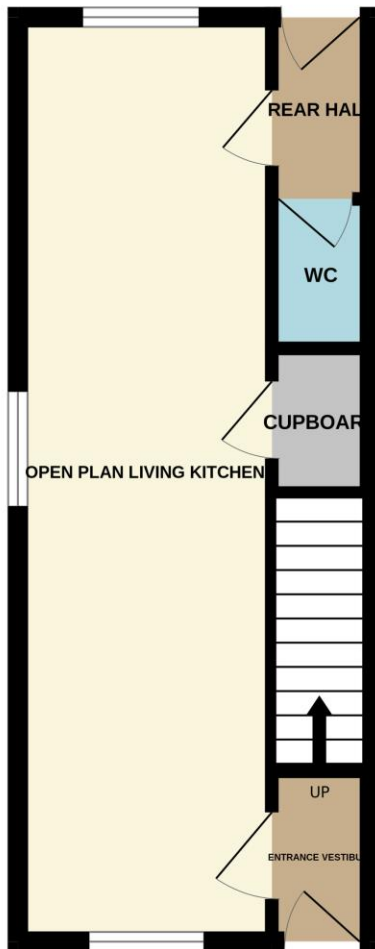
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

WHAT3WORDS history.costly.hush

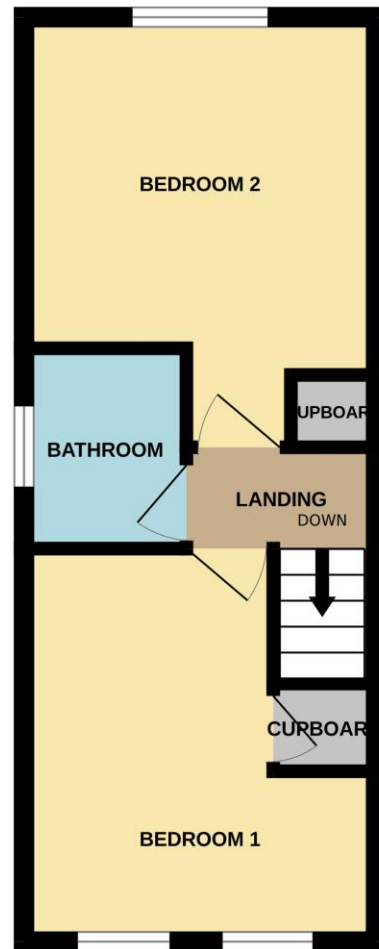
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GROUND FLOOR
270 sq.ft. (25.1 sq.m.) approx.



1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.2 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.