



**6 THORNLEY PLACE, ASHBOURNE, DERBYSHIRE, DE6 1PQ**  
**PRICE: OFFERS AROUND £169,950**



## DESCRIPTION

An immaculately presented two double bedroomed first floor apartment located within this private and secure town centre gated complex with allocated parking space and visitor parking.

The apartment comprises entrance hall, open plan dining kitchen and living room, two double bedrooms, the master having an ensuite shower room, along with principal bathroom.

Ideally suited to busy professionals, active retirees or as a second home.

The furniture and furnishings etc are available by negotiation.

No Upward Chain

## ACCOMMODATION

A communal entrance door leads into a communal entrance hall with a flight of stairs leading up to the first floor. A personal entrance door opens into the

**Entrance Hall** with walk-in storage cupboard housing the hot water cylinder. There is a wall-mounted electric heater and doors lead to the living room, bathroom and both bedrooms.

**Open Plan Dining Kitchen and Living Room** 6.57m x 4.93m (21'6" x 16'2") overall measurements. With three front aspect double glazed windows creating a light and airy room. Comprising a range of wall and base kitchen units and drawers with integrated appliances including fridge, freezer, Electrolux washing machine, dishwasher, electric oven, four ring Neff electric hob with Neff stainless steel extractor hood above. Worksurface with inset stainless steel one and a half bowl sink and drainer unit, tiled splashback and wall-mounted electric heater.

**Bedroom One** 3.46m x 2.68m (11'4" x 8'9") plus door recess. Having a fitted triple wardrobe across one wall, wall-mounted electric heater and rear aspect double-glazed window. A door leads into the

**Ensuite Shower Room** 1.80m x 1.64m (5'11" x 5'4") comprising a corner shower cubicle with mains control shower, pedestal wash-hand basin, low flush wc, tiling to half height, tiled flooring, heated towel rail and side aspect UPVC double-glazed window.

**Bedroom Two** 3.55m x 2.52m (11'7" x 8'3") plus door recess. With wall-mounted electric heater and rear aspect UPVC double-glazed window.

**Family Bathroom** 2.60m x 1.91m (8'6" x 6'3") overall measurements. Comprising bath with mixer tap, low-flush wc and wash-hand basin, tiling to half height, tiled flooring, heated towel rail and side aspect UPVC double-glazed window.

## OUTSIDE

The property is approached via remote controlled electric security gates leading into a communal courtyard area where the property has an allocated parking space.

In addition there is also visitors parking and communal seating areas.

## SERVICES

It is understood that mains electric, water and drainage are connected to the property.



**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 leasehold on a 999 year lease commencing 1 April 2003. The service management charge is £104.29 per month. Each leaseholder will have an equal shareholding in the management company. The Freehold is an asset of the management company. Interested parties should seek verification from their own solicitor.

**COUNCIL TAX**

For Council Tax purposes the property is in band C.

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

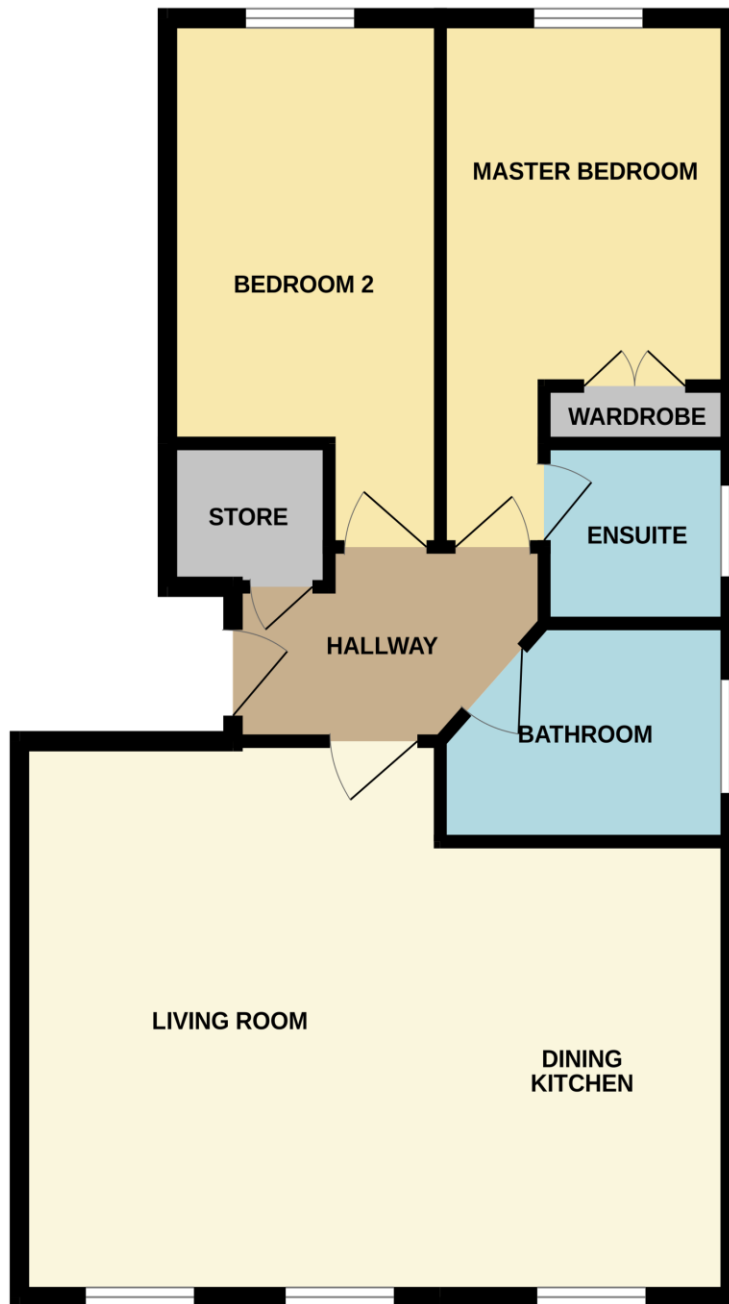
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

**WHAT3WORDS** coaster.youths.tango

Ref FTA2788



GROUND FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 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.