

**A HIGH QUALITY ONE BEDROOM SELF CONTAINED RETIREMENT  
APARTMENT**

**25 CHATSWORTH COURT  
ASHBOURNE  
DE6 1PF**



**PRICE: O/A £89,950**

One bedroom self contained first floor apartment

## DESCRIPTION

Occupying a convenient position situated close to the heart of Ashbourne town centre within a complex of similar apartments designed and constructed for occupation by persons over 60 years. This self-contained first floor flat offers one-bedroomed accommodation ideal for occupation by the couple or single person.

The electrically heated, sealed unit double glazed property briefly comprises entrance hall, sitting room, fitted kitchen, double bedroom with fitted wardrobes and shower room. There are beautifully maintained and well stocked communal gardens.

Early viewing is highly recommended.

## ACCOMMODATION

The Chatsworth Court complex is accessed via a main security entrance door. The apartment is located at first floor level which can be reached either by the passenger lift or by a staircase.

Entrance Door to

**Reception Hall** with coving, meter cupboard and large walk-in cloaks/airing cupboard housing the hot water tank.

**Sitting Room** 19'8" x 10'8" [5.99m x 3.25m] with coving, front aspect upvc double glazed French Doors to Juliette balcony, Creda storage heater, telephone point and feature fireplace with inset electric fire. Double opening small pane glazed doors lead to the:



**Fitted Kitchen** 7'6" x 7'6" [2.28m x 2.28m] approximate measurements as obscure shaped room. Being fitted with a good range of wall and base units and drawers with integrated Electrolux electric oven, Hotpoint four ring electric hob with Electrolux extractor hood above, work surface with inset stainless steel sink and drainer unit, tiled splash back, space for two appliances, coving and front aspect upvc double glazed window.



**Double Bedroom** 13'7" up to the wardrobes x 9'2" max [ 4.14m x 2.79m ] having double opening fitted wardrobe with mirrored folding sliding doors. Front aspect upvc double glazed window, telephone point and Creda storage heater.



**Bathroom** comprising shower tray, wash hand basin set into vanity unit, low flush w.c., fully tiled walls, heated towel rail and Creda fan heater.



## OUTSIDE

The apartment has the benefit of the use of the well maintained communal gardens.

There is a delightfully furnished residents lounge off which is a small kitchen area with stainless sink unit, storage cupboards etc., tea and coffee making facilities. There is also a guest suite for residents' visitors and a comprehensively equipped resident's laundry. An indoor refuse collection point is also provided.

**SERVICES**

It is understood that mains water, electricity and drainage 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**

It is understood that the property is held leasehold on the remainder of a 125 year lease from 1 December 2002. There is an annual ground rent payable currently £365 per annum together with a service charge of approximately £2,645.96 per annum.

**EPC RATING - B**

**COUNCIL TAX**

For Council Tax purposes the property is in band B.

**VIEWING**

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

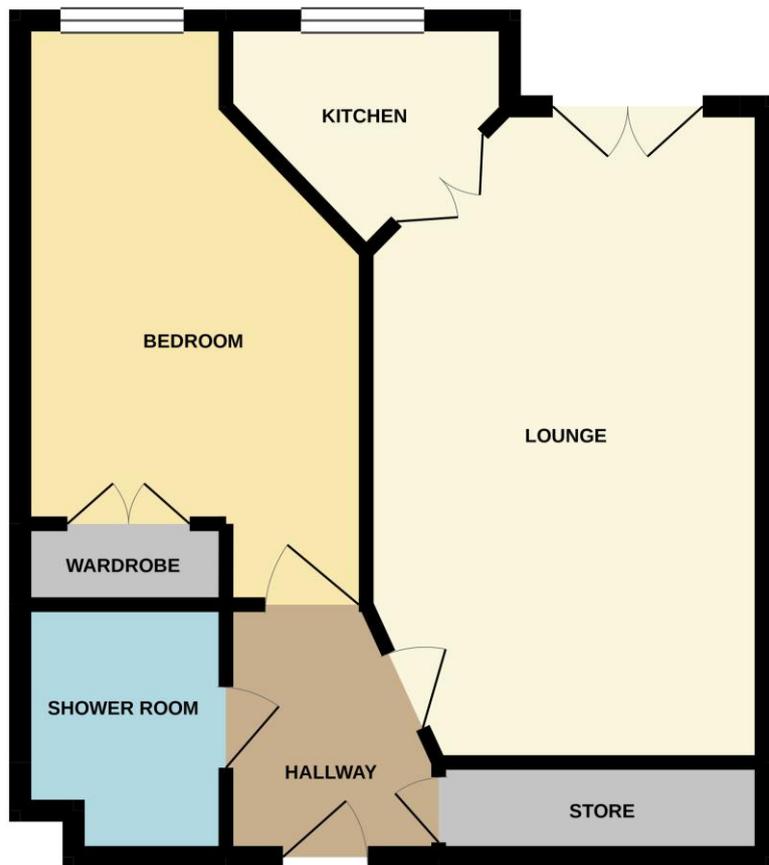
**DIRECTIONS**

From the agents Church Street office turn left. At the traffic light junction proceed straight through into St John Street and at the 'T' junction at the end turn right into Park Road. Continue along Park Road past Shaw Croft car park and Chatsworth Court will be noted a little further along on the right hand side.

Ref: FTA2004



GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 429 sq.ft. (39.9 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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