

**A LUXURY TWO DOUBLE BEDROOM AND TWO BATHROOM GROUND  
FLOOR APARTMENT**

**1 ST MONICA'S WAY  
WINDMILL LANE  
ASHBOURNE, DE6 1RF**



**PRICE: OFFERS AROUND £235,000**

Occupying a desirable location on this sought after tree lined lane  
Conveniently located within a short walk of the town centre

**VIEWING HIGHLY RECOMMENDED**

**NO UPWARD CHAIN**

## DESCRIPTION

An excellent two double bedroom ground floor apartment finished to a high specification, situated on what is considered to be one of the most desirable residential roads in Ashbourne.

The property has gas central heating, upvc double glazing and the accommodation briefly comprises entrance hallway, open plan living/dining kitchen along with two double bedrooms and two bathrooms. The property has its own private patio and use of the delightful communal grounds along with an allocated parking space.

## ACCOMMODATION

This exclusive complex of similar apartments is accessed via a main security entrance door.

From the communal hallway there is a personal front entrance door to the apartment opening into the;

**Entrance Hallway** comprising spacious storage cupboards with two pairs of double doors providing hanging and shelving space. There is a radiator and entrance intercom system. Doors lead to the bedrooms, bathroom and open plan living/dining kitchen.



### Open Plan Living/Dining Kitchen

8.03m x 5.12m [26'4" x 16'10"] overall measurements Having a upvc double glazed window, further full height upvc double glazed window and upvc double glazed door with full height side windows opening onto the private paved terrace. Ceiling spot lighting and radiator. The kitchen area comprises a range of modern high gloss wall and base units and drawers

with integrated fridge, freezer, Electrolux washing machine, Electrolux dishwasher, Zanussi electric oven and Zanussi four ring gas hob with stainless steel extractor hood above. One of the kitchen units houses the gas central heating boiler. There are granite work surfaces and upstands with inset one and half bowl stainless steel sink unit.



**Bedroom One** 3.88m x 3.07m [12'8" x 10'1"] with upvc double glazed window and radiator. A door leads into the



**En Suite Shower Room** comprising shower cubicle with mains control shower, wash hand basin, low flush wc, ceiling spot lighting, partially tiled walls, heated towel rail and tiled flooring.



**Bedroom Two** 3.75m x 3.06m [12'3" x 10'1"] with dual aspect upvc double glazed windows and radiator.



**Family Bathroom** being partially tiled and comprising bath with tiled side, pedestal wash hand basin, low flush wc, shower cubicle with mains control shower, ceiling spot lighting, heated towel rail and tiled flooring.

#### **OUTSIDE**

The property has its own enclosed private patio area along with use of the delightful communal gardens surrounding the complex. The property also has an allocated parking space.

#### **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 understood to be held leasehold on the remainder of a 999 year lease from 2008. The service management charge is currently £1089 per annum. (No ground rent payable). 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.

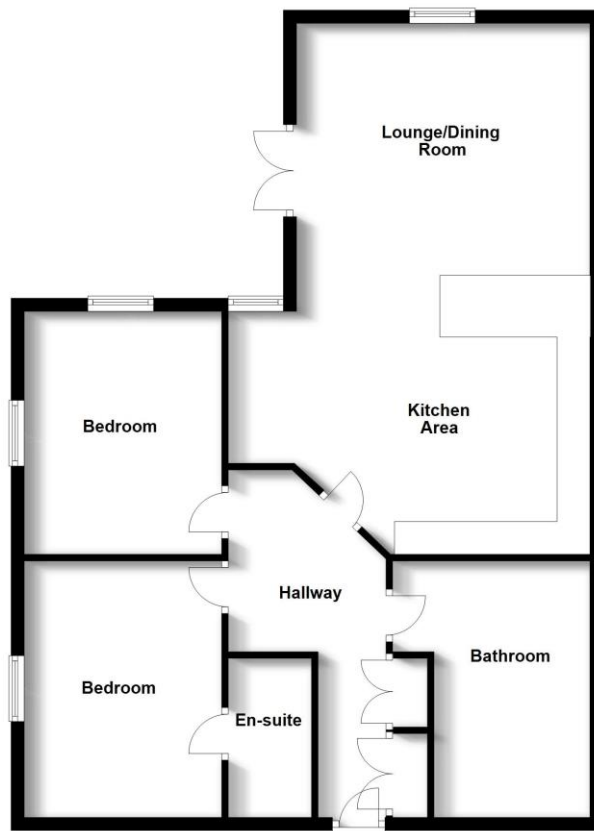
#### **DIRECTIONS**

From the agents Church Street office turn left, proceed through the traffic lights and along St. John's Street. Bear left up into the Market Place and continue straight ahead on to Buxton Hill, at the top of which turn right into Windmill Lane. Take the left hand turning into St Monica's Way where the complex is located at the bottom of the drive.

Ref: FTA2306

### Ground Floor

Approx. 82.2 sq. metres (884.4 sq. feet)



Total area: approx. 82.2 sq. metres (884.4 sq. feet)

**1 St Monicas Way, Tissington Court, Ashbourne, Derbyshire, DE6 1RF**

[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

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.