

## A SELF CONTAINED ONE BEDROOM RETIREMENT APARTMENT

**30 HENMORE PLACE  
ASHBOURNE  
DE6 1DZ**

**PRICE: O/A £75,500**



### DESCRIPTION

A self-contained first floor one bedroom apartment with Stannah stairlift included in the sale. Constructed for the occupation of persons over 50 years of age, offering the ideal opportunity for the single retired person. The apartment offers most pleasantly appointed gas centrally heated and double glazed easily managed accommodation.

Situated in the heart of Ashbourne convenient for all shops and facilities the property provides an excellent degree of security with most pleasant communal garden grounds and ample resident and visitor parking.

Early viewing is highly recommended.

### DIRECTIONS

Pedestrian access to Henmore Place is obtained directly from Compton via a wrought iron gate. However, if approaching by car the development is reached off Park Road via the road which serves Shaw Croft flats. Follow this road as it swings to the left. Continue forward and the communal parking area for Henmore Place will be noted ahead.

## ACCOMMODATION

A upvc sealed unit double glazed front door leads to

**Entrance Lobby** with staircase leading to **Spacious First Floor Landing** with single panel central heating radiator and all main rooms off. The Stannah stairlift which is currently fitted is included in the purchase price.

**Sitting Room** 13'4" x 9' (4.06m x 2.74m) having single panel central heating radiator and sealed unit double glazed window. The room overlooks the communal garden area and onto Peter Street. Wall mounted decorative fuel effect electric fire.

**Kitchen** 10'4" x 5'4" (3.15m x 1.62m) with upvc sealed unit double glazed window. The kitchen is comprehensively fitted with a good range of quality units providing base cupboards and wall cupboards, matching drawer bank, ample round edge work surfaces with inset single drainer stainless steel sink unit with mixer tap. Appliance space beneath with plumbing for automatic washing machine. Integrated electric oven and four burner electric hob with extractor hood over. Ceramic tiled splashbacks, single panel central heating radiator.

**Bedroom** 13'4" x 8'11" (4.06m x 2.72m) having upvc sealed unit double glazed window, single panel central heating radiator and a range of in built wardrobe furniture comprising double and single opening wardrobes with hanging rail and shelf over.

**Shower Room** being of spacious proportions and having contemporary fittings in white comprising wash hand basin set into vanity unit with cupboards and drawers beneath, low flush wc and shower cubicle with fully tiled walls, glazed shower screen and fitted Mira Sport electric shower. There are half tiled walls, upvc sealed unit double glazed window, shaver point and double panel central heating radiator.

In built cylinder and airing cupboard with insulated hot water cylinder having fitted immersion heater.

**Spacious Over stairs Storage Cupboard** this cupboard is accessed via a door from the shower room and has a series of fitted shelves, coat pegs, hanging rail and electric light.

## OUTSIDE

The property is situated in a small development of similar ground and first floor self contained apartments with very pleasant communal gardens and ample resident and visitor car parking space.

In addition, residents of Henmore Place can enjoy additional communal facilities including laundry room and guest suite. There is also a resident on site warden.

**NB** – Interested parties should note that the buyer(s) must be retired or in receipt of a pension. Joint applicants must both meet the age criteria (must be over 50 years of age)

## SERVICES

It is understood that mains water, electricity, gas 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 on a 75% share leasehold on a 99 year lease. A service charge for the year 2020 of £112.80 is payable per calendar month (this covers service charge, maintenance fee, buildings insurance etc)

## COUNCIL TAX

For Council Tax purposes the property is in band A.

## EPC BAND C

## VIEWING

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

FTA2193

Sept 2018



[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.