

**A SPACIOUS TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT
CONVENIENTLY LOCATED WITHIN THE HEART OF ASHBOURNE**

**3 CHATSWORTH COURT
ASHBOURNE
DE6 1PF**



PRICE: O/A £160,000

Considered ideal for occupation by either a couple or single person
Internal viewing highly recommended to fully appreciate the size of this
apartment

NO UPWARD CHAIN

DESCRIPTION

A rare opportunity to acquire a ground floor two bedroom, self contained apartment within this retirement complex, conveniently located within the heart of Ashbourne town centre and its amenities.

Situated within this modern block of similar properties comprising 43 flats specifically designed and constructed for retired persons.

The accommodation briefly comprises entrance hall, sitting/dining room, fitted kitchen, shower room and two generous bedrooms. The apartment has electric heating and UPVC double glazing. Externally there are well stocked communal gardens and parking for residents and visitors.

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. A house manager is on duty 9am - 5pm Monday to Friday and there is a 24 hour emergency Careline system.



ACCOMMODATION

The Chatsworth Court complex is accessed via a main security entrance door. The apartment is located at ground floor level.

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

Entrance Hall with coved ceiling, storage heater, large walk-in cloaks/airing cupboard housing the hot water cylinder. Further storage cupboard providing

hanging space and housing the electricity meter. Doors lead to the sitting/dining room, bedrooms and shower room.

Sitting/Dining Room 8.07m x 3.23m (26'6" x 10'7") overall measurements. Having coved ceiling, two storage heaters, laminate flooring and upvc double glazed front aspect window and door opening onto a small patio area. Double doors open into the;



Kitchen 2.31m x 2.15m (7'7" x 7'1") overall measurements. Comprising a modern range of wall and base units and drawers, integrated Electrolux electric oven, Electrolux four ring electric hob with Electrolux extractor hood above. Work surface with inset stainless steel sink and drainer unit, tiled splashback and space for two appliances (the fridge and freezer are included in the sale). Coved ceiling, front aspect upvc double glazed window and Creda fan heater.



Bedroom One 4.76m x 2.85m (15'7" x 9'4") measurements include the built in double wardrobe providing hanging and shelving space. Coved ceiling, storage heater, laminate flooring and full height upvc double glazed front aspect window.

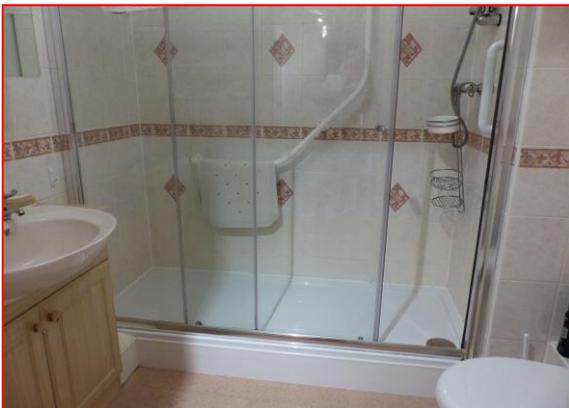




Bedroom Two 4.77m x 2.80m (15'8" x 9'3") again measurements include a built in double wardrobe providing hanging and shelving space. Coved ceiling, storage heater, laminate flooring and full height upvc double glazed window.



Shower Room having a double shower cubicle with mains control shower, wash hand basin with vanity unit below, low flush wc, fully tiled walls, coved ceiling, heated towel rail and Creda fan heater.



OUTSIDE

The apartment has the benefit of the use of the well maintained communal gardens as well as parking for residents and visitors.



SERVICES

It is understood that mains electricity, water 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

The property is understood to be held leasehold on the remainder of a 99 year lease from 2002. A ground rent charge of £425.50 is payable per annum and the service management charge is currently £3820.36 per annum. (This covers wardens fees, buildings insurance, upkeep of communal areas, gardening, outside lighting etc).

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.

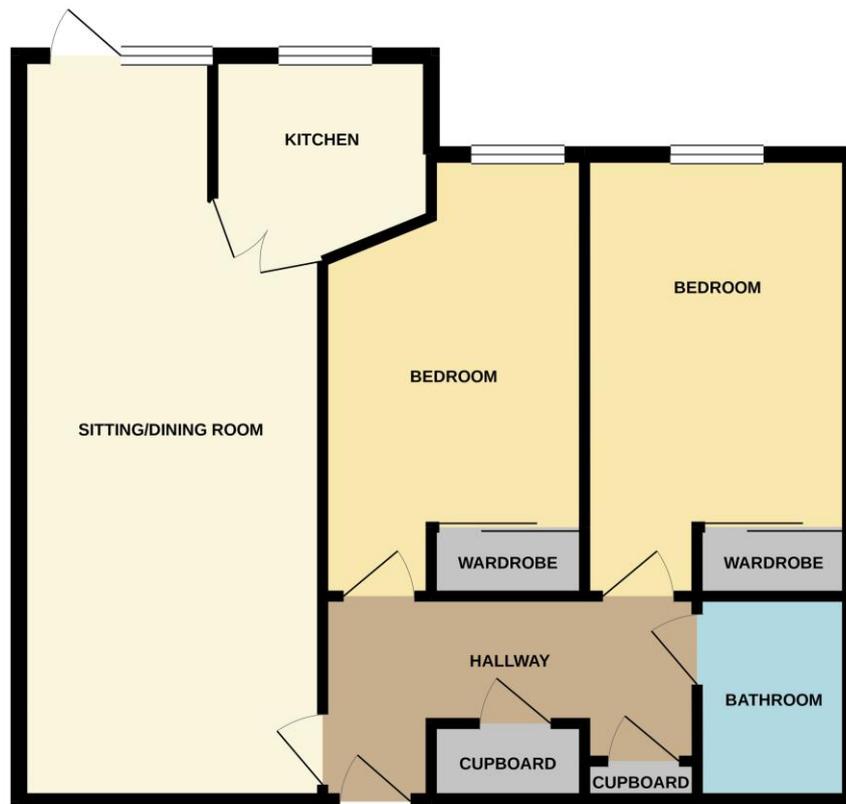
DIRECTIONS

From the agents Church Street office turn left, continue through the traffic lights into St John Street and at the junction at the end bear right into Park Road. Continue along past the Shaw Croft car park and Shaw Croft flats and Chatsworth Court will be noted on the right hand side.

Ref: FTA2323

NB The fridge and freezer, all light fittings, blinds and curtains are included in the sale.

GROUND FLOOR
724 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.2 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.