

SELF CONTAINED RETIREMENT APARTMENT

**APARTMENT NO. 23
ELIOT LODGE
KING EDWARD STREET
ASHBOURNE, DE6 1TY**



PRICE: O/A £210,000

A high quality and beautifully appointed, one bedroomed flat

DESCRIPTION

Being situated in the heart of Ashbourne, convenient for all shops, facilities and amenities this self-contained, one bed roomed apartment is situated at first floor level within the prestigious and recently completed Eliot Lodge.

The centrally heated accommodation which is sealed unit double glazed throughout briefly comprises reception hallway, spacious sitting room, comprehensively fitted kitchen and luxury shower room. There is a large double bedroom.

Designed for occupation by retired persons Eliot Lodge also provides a guest bedroom as well as a spacious, light and bright, residents lounge which itself has a small kitchen area.

Early inspection is highly recommended.

ACCOMMODATION

From a lift access to the communal landing area a panelled front door leads to

Reception Hall having electric radiator with independent thermostatic control. Corniced ceiling and all rooms off.

Walk In Cloakroom/Storage Cupboard with fitted slatted shelves and housing the electricity consumer unit with trip switches. Further in built shallow cloaks or storage cupboard.



Sitting Room 19'1" x 10'6" (5.82m x 3.20m) maximum. Having large electric radiator, corniced and textured plastered ceiling and two upvc sealed unit double glazed windows. A glazed door from the sitting room leads to



Comprehensively Fitted Kitchen 8' x 7'8" (2.44m x 2.34m) having a quality range of base and wall cupboards with fitted drawers, ample worktops, inset

ceiling drainer stainless steel sink unit with mixer tap and appliance space having integrated refrigerator and freezer. Oven housing with Zanussi electric oven with cupboards above and below and inset four burner Zanussi electric hob with brushed steel extractor hood over. Integrated washer/drier. Complementary splashback ceramic tiling and upvc sealed unit double glazed window. Inset ceiling spotlights.

Double Bedroom 19'2" (5.84m) (maximum measured to the rear of the wardrobes) x 9'2" (2.79m) narrowing to 5'1" (1.55m). Having upvc sealed unit double glazed window, electric central heating radiator, corniced ceiling and double opening mirror fronted wardrobe with sliding doors, fitted rails and shelves.



Shower Room having quality contemporary fittings in white comprising quadrant shower tray with glazed shower screen, sliding doors and mains shower control. Low flush wc and wash hand basin set into vanity unit with double opening cupboard beneath and mirrored cupboard over with spot light and shaver point. Full height ceramic tiling to walls, electric towel rail radiator.



OUTSIDE

Communal gardens and parking.

SERVICES

Communal air source heat pump heating. Mains electricity and drainage connected.

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 that the property is held leasehold with the balance of a 125 year lease from 2019. An annual service charge is payable together with ground rent. Full details of these charges are available from the agents.

COUNCIL TAX

For Council Tax purposes the property is in band B.

EPC RATING band B.

VIEWING

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

DIRECTIONS

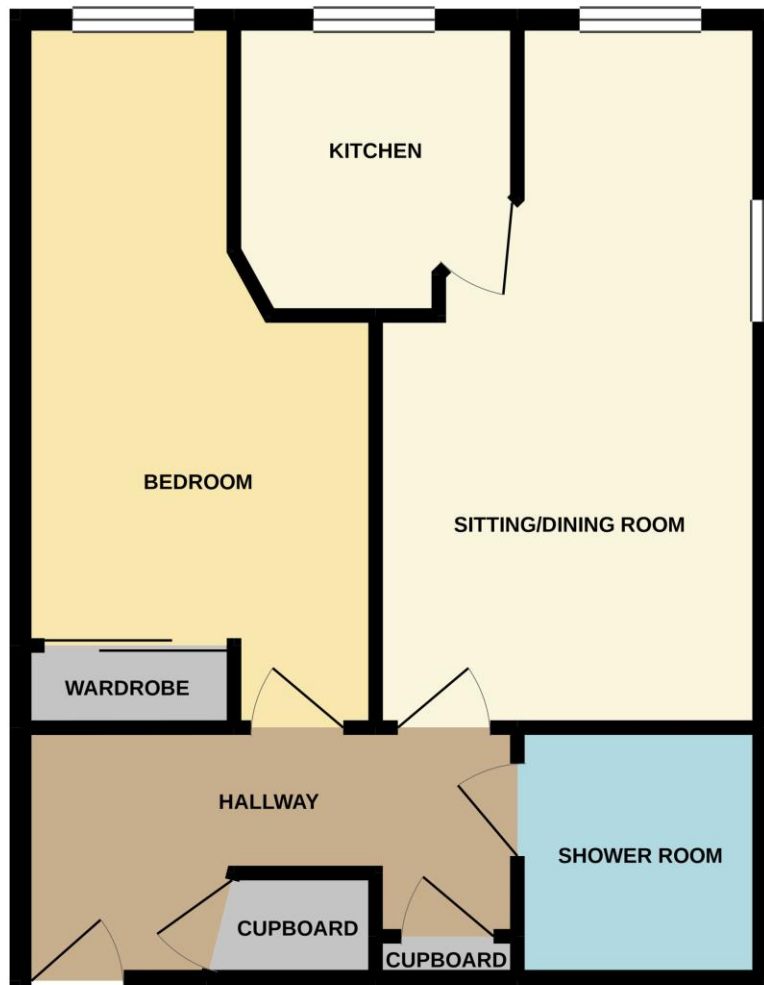
Eliot Lodge is best approached from Compton in Ashbourne and if travelling from the Derby road end

turn left just before Lloyds bank into King Edward Street, proceed along and Eliot Lodge will be found on the lefthand side. Visitor parking is on the right.



Ref: FTA2345

FIRST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 520 sq.ft. (48.3 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.
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