

MOST CONVENIENTLY LOCATED SECOND FLOOR APARTMENT

**13B MARKET PLACE
ASHBOURNE
DE6 1EU**



PRICE: O/A £80,000

An ideal first time buyer or investment opportunity

DESCRIPTION

Being situated at second floor level and overlooking the Market Place area of Ashbourne this spacious, self contained apartment provides good sized, double bedroomed accommodation which benefits from electric night storage heating.

Considered ideal as an affordable first home or a useful by to let investment proposition the property briefly comprises reception hall, sitting room, kitchen, double bedroom and bathroom.

An early viewing is considered essential

ACCOMMODATION

A side entrance door leads to communal entrance hall with staircase off leading to second floor level and front entrance door to the apartment.

Reception Hall having night storage heater, fitted coat pegs and deep over stairs storage cupboard. Inbuilt cylinder and airing cupboard housing the insulated copper hot cylinder with fitted immersion heater and fitted slatted shelves.

Front Sitting Room 14'6" x 11' [4.42m x 3.35m] having two small-pane windows to the front overlooking the Marketplace, night storage heater and stripped pine floor. Ceramic tiled fireplace with timber surround and provision for electric fire.

Kitchen 9'8" x 5'10" [2.95m x 1.78m] having a range of fitted base cupboards and wall cupboards with round edge work surfaces, stand-up breakfast bar and single drainer stainless steel sink unit with mixer tap. Splash back tiling, sealed unit double glazed upvc small pane window and electric cooker point.



Double Bedroom 15'5" x 9'4" [4.7m x 2.84m] with upvc sealed unit double glazed window, night storage heater.



Bathroom having fitments in white comprising panelled bath with over bath Triton electric shower control, wall

mounted wash hand basin with tiled splash back, low flush wc. Electric night storage heater.



SERVICES

It is understood that mains water, electricity and drainage are connected. 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 but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

COUNCIL TAX

For Council Tax purposes the property is in Derbyshire Dales District Council band A.

EPC RATING tbc

VIEWING

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

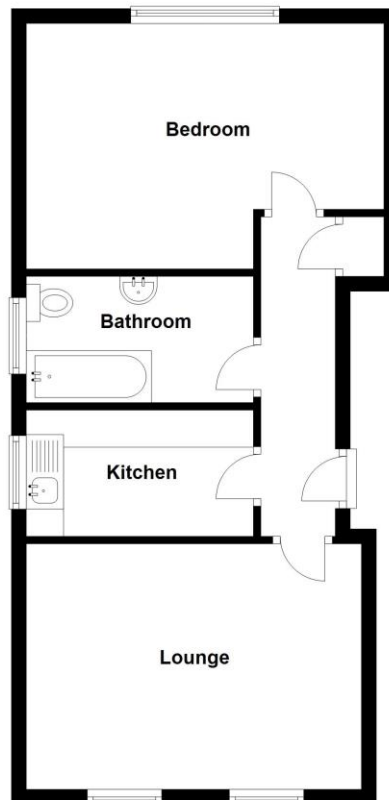
DIRECTIONS

From the agents Church Street office the property is best approached on foot by turning left, continuing along Church Street and through the traffic light junction onto St John Street. Bear left into Victoria Square and proceed up towards the Market Place keeping to the righthand side of the Leek United Building Society and No.13 Market Place is a little further along on the righthand side.

Ref: FTA2379

Ground Floor

Approx. 46.1 sq. metres



Total area: approx. 46.1 sq. metres

13B Market Place, Ashbourne, Derbyshire, DE6 1EU

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.