

**SPACIOUS, SELF CONTAINED, GROUND FLOOR RETIREMENT APARTMENT**

**6 CHATSWORTH COURT  
ASHBOURNE  
DE6 1PF**



**PRICE: O/A £125,000**

Well presented  
accommodation with  
delightful outlook



## DESCRIPTION

An excellent, pleasantly appointed and well presented, self-contained, ground floor retirement apartment occupying a most convenient, town centre location.

The electrically heated and sealed unit double glazed, one-bedroomed accommodation is ideal for occupation by the single retired person and features a good sized sitting room, well fitted kitchen, large double bedroom and good sized wet room. The property enjoys a delightful aspect over the rear communal gardens.

The property is set with the prestigious Chatsworth Court development and has 24hr care line pull cord emergency system and included within the complex is a residents lounge, laundry, visitors guest room and ample communal parking.

## ACCOMMODATION

The communal entrance area controlled by an intercom security system from the exterior leads to the

Front Entrance door to No.6

**Spacious Reception Hall** with corniced ceiling and door off to spacious storage and airing cupboard housing the hot water storage tank and having fitted slatted shelves. Wall mounted electric consumer unit with trip switches.

**Sitting Room** 13'9" x 11'2" [4.19m x 3.4m] having corniced and textured plaster ceiling, electric night storage heater and feature fitted decorative fireplace with real fuel effect electric fire. There is a upvc sealed unit double glazed door with flanking, matching side screen which leads out from the rear of the room to the delightful communal gardens over which the property enjoys views. Double opening glazed doors to



**Kitchen** 8'7"x7' [2.61m x 2.13m] being comprehensively fitted with a good range of base cupboards and wall cupboards with ample round edge work surfaces, ceramic tiled splash backs and fitted single drainer stainless steel sink unit. Appliance space beneath and fitted Bosch four burner ceramic hob with extractor hood over. Tiled splash backs. Oven housing with cupboards above and below and fitted Indesit electric oven. Creda downflow electric heater. Upvc sealed unit double glazed window.



**Bedroom** 17'5" x 9'8" [5.31m x 2.95m] plus door recess, having electric night storage heater and upvc sealed unit double glazed window having a delightful aspect over the well stocked and maintained communal gardens. Inbuilt double opening, mirror fronted wardrobe with folding, sliding doors, fitted hanging rails and shelves.



**Wet Room Shower** being of spacious proportions with fully ceramic tiled walls and waterproof floor. Low flush wc, pedestal wash hand basin and mains shower control. Shaver light, Dimplex downflow electric heater.



**OUTSIDE**  
Communal gardens parking.

## SERVICES

It is understood that mains water, electricity 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**

It is understood that the property is held leasehold on the remainder of a 125 year lease from 2003. There is an annual ground rent payable currently £365 per annum together with a service charge of £2,645.96 per annum.

**COUNCIL TAX**

For Council Tax purposes the property is in band B.

**EPC RATING band C**

**VIEWING**

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

**DIRECTIONS**

From Ashbourne town centre leave in an easterly direction along the main St John Street and at the 'T' junction with Park Road turn right. Continue along Park Road and Chatsworth Court will be found on the righthand side.

Ref: FTA2383

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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.