

**SELF CONTAINED, TWO-BEDROOMED, GROUND FLOOR RETIREMENT
APARTMENT**

**11 HENMORE PLACE
ASHBOURNE
DE6 1DZ**



PRICE: O/A £110,000

Convenient town centre location with parking

DESCRIPTION

A self-contained, two-bedroomed, ground floor apartment benefiting from gas fired central heating and sealed unit double glazing throughout. It occupies a most convenient location within easy reach of all town centre facilities and amenities.

The well-proportioned and pleasantly appointed accommodation is ideal for occupation by the retired couple or single person and briefly comprises reception hall, sitting room with pleasant outlook, fitted kitchen, two bedrooms and bathroom. Outside there are communal gardens and car parking. Early viewing is advised.

ACCOMMODATION

A canopy porch with courtesy light shelters the upvc sealed unit double glazed and panelled front door to

Spacious Reception Hall with single panel central heating radiator and inbuilt storage/cloaks cupboard with fitted coat pegs.



Front Sitting Room 19'8" x 11'9" [5.99m x 3.58m] with upvc sealed unit double glazed window overlooking the communal gardens and parking area, single panel central heating radiator and attractive fire surround with fitted decorative fuel electric fire.

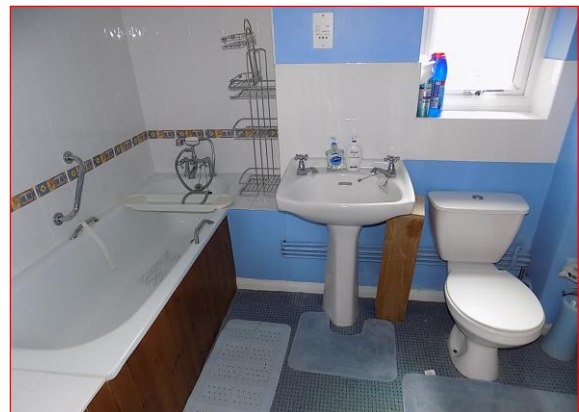


Galley Style Kitchen 11'9" x 5'6" [3.58m x 1.68m] being fitted with a comprehensive range of beech effect units comprising base cupboards and wall cupboards with ample round edge work surfaces, inset single drainer stainless steel sink unit with mixer tap and appliance space having plumbing for washing machine and space for gas cooker. Tiled splash backs, wall mounted Worcester gas fired boiler for domestic hot water and central heating enclosed within double opening cupboard. Upvc sealed unit double glazed window, towel rail radiator.



Bedroom One 10'5" x 10' [3.17m x 3.05m] plus door recess with upvc sealed unit double glazed window, single panel central heating radiator and range of inbuilt bedroom furniture comprising two mirror fronted wardrobes with central dressing table unit having fitted drawer and four top cupboards over.

Bedroom Two 12' x 6'6" [3.66m x 1.98m] with upvc sealed unit double glazed window, single panel central heating radiator and range of inbuilt bedroom furniture comprising two double and single wardrobe cupboards with fitted shelves and hanging rails, range of top cupboards above and flanking drawer bank.



Bathroom having fittings in white comprising pine panelled bath with mixer tap and shower handset, pedestal wash hand basin, low flush wc. Part fully tiled walls, towel rail radiator, shaver light and sealed unit double glazed window. Inbuilt linen cupboard with fitted slatted shelves.

OUTSIDE

Communal gardens including immediately in front of the property a small, paved patio terrace, ample car parking space for residents and visitors.

SERVICES

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 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).

NB Purchasers must be of a pensionable age, retired or in receipt of a state/private pension. Minimum requirement is 50 years old.

COUNCIL TAX

For Council Tax purposes the property is in band B.

EPC RATING C

VIEWING

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

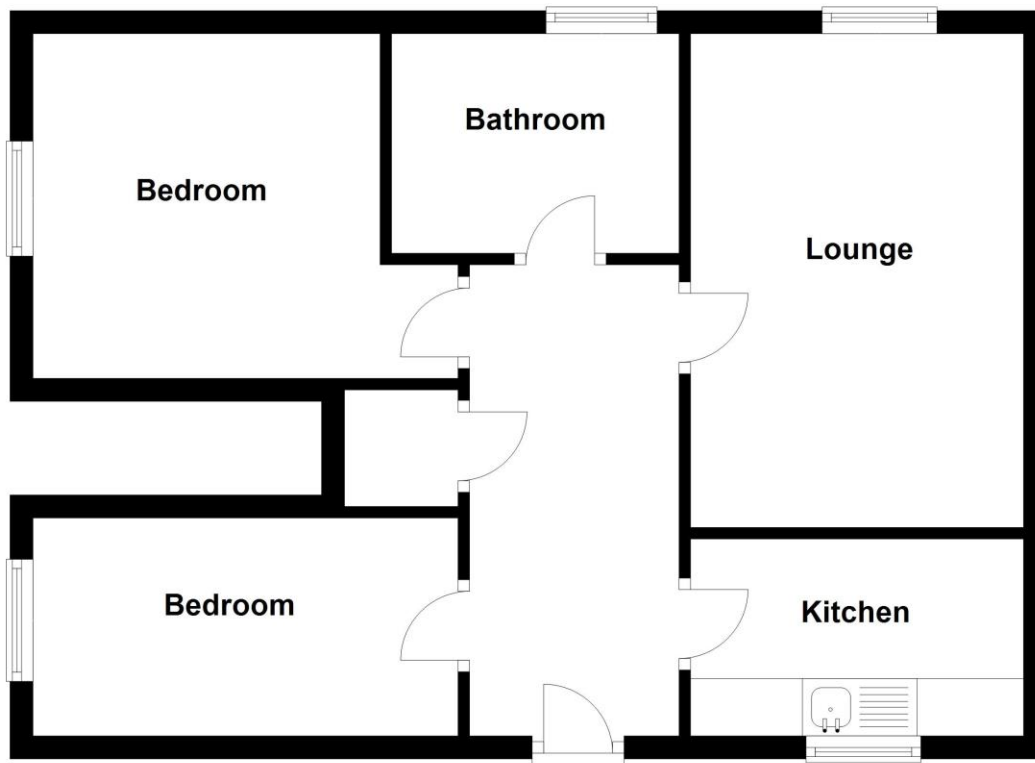
DIRECTIONS

From the agents Church Street office turn left and continue through the traffic lights onto St John Street. At the 'T' junction at the end turn right into Park Road. Continue along and turn right into Shaw Croft, proceed past the flats and follow the road round to the left into Henmore Place and turn right into the residents car parking area. No.11 is in the block directly ahead.

Ref: FTA2398

Ground Floor

Approx. 49.4 sq. metres



Total area: approx. 49.4 sq. metres

11 Henmore Place, Ashbourne, Derbyshire, DE6 1DZ

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.