

**A WELL PRESENTED GROUND FLOOR APARTMENT COMPRISING TWO  
BEDROOMS AND TWO BATHROOMS**

**2 THORNLEY PLACE  
ASHBOURNE  
DE6 1PQ**



**PRICE: OFFERS IN THE REGION OF £199,950**

**OCCUPYING A PLEASANT EXCLUSIVE COURTYARD LOCATION  
CONVENIENTLY PLACED WITHIN THE HEART OF ASHBOURNE**

**IDEALLY SUITED TO FIRST TIME BUYERS, PROFESSIONALS, RETIREES,  
AS A BUY-TO-LET OR 'LOCK UP AND LEAVE' SECOND HOME**

## DESCRIPTION

A well presented ground floor apartment located within this secure town centre gated complex with allocated parking space and visitor parking. The accommodation comprises front entrance porch, open plan living, dining kitchen, entrance hall, bathroom, two well proportioned bedrooms one of which offers an en suite shower room.

## ACCOMMODATION

The apartment can be accessed from Compton or from the gated courtyard. From the gated courtyard there is a communal entrance door leading into a communal entrance hall where there is a personal entrance door leading to Apartment 2.

From Compton there is a timber front entrance door opening into the

**Entrance Porch** with partly glazed door opening into the

**Open Plan Living, Dining Kitchen** 6.56m x 4.91m [12'6" x 16'1"] overall measurements. Having a feature fireplace with electric fire, two front aspect double glazed windows and two electric wall heaters.

The kitchen area has tiled flooring with a range of wall and base units and drawers with integrated Bosch fridge and freezer, Electrolux washing machine, NEFF electric oven and four ring electric hob with NEFF stainless steel extractor hood above. Work surface with inset one and a half bowl stainless steel sink and drainer unit and tiled splash backs.



**Entrance Hallway** with entrance door from the communal hall, walk-in storage cupboard housing the hot water cylinder, wall mounted electric heater, intercom system and doors lead to the bedrooms and bathroom.

**Bedroom One** 3.45m x 2.69m [11'4" x 8'10"] with rear aspect upvc double glazed window, wall mounted electric heater and laminate flooring. Door to



**En Suite Shower Room** comprising a corner shower cubicle with mains control shower, pedestal wash hand basin, low flush wc. Inset ceiling spotlighting, extractor fan, side aspect upvc double glazed window, partially tiled walls, tiled flooring and heated towel rail.



**Bedroom Two** 3.55m x 2.53m [11'8" x 8'4"] having a rear aspect upvc double glazed window, wall mounted electric heater and laminate flooring.



**Bathroom** comprising bath with mixer tap, wash hand basin, low flush wc, inset ceiling spot lighting, extractor fan, side aspect upvc double glazed window, partially tiled walls, tiled flooring and heated towel rail.



## OUTSIDE

The property is approached via remote controlled electric security gates leading into a communal courtyard area where the property has an allocated parking space.

In addition there is also visitors parking and communal seating areas.

## SERVICES

It is understood that all mains water, drainage and electricity are connected to the property.

## 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 a 999 year lease commencing in 2003. The service management charge is £95 per month. Each leaseholder will have an equal shareholding in the management company. The Freehold is an asset of the management company. Interested parties should seek verification from their own solicitor.

## COUNCIL TAX

For Council Tax purposes the property is in band C.

## EPC RATING C

## VIEWING

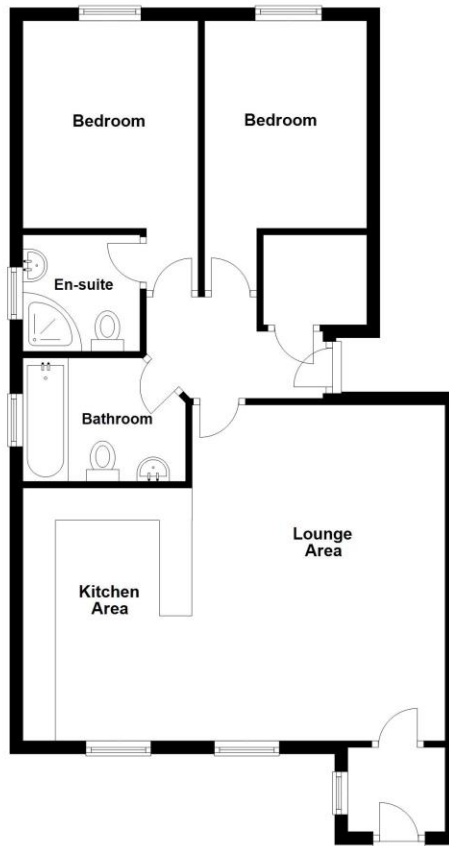
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

## DIRECTIONS

From the agents Church Street office turn left. At the traffic light junction turn right into Dig Street, proceed over the bridge into Compton and Thornley Place will be found on the left hand side.

Ref: FTA2401

**Ground Floor**  
Approx. 66.3 sq. metres



Total area: approx. 66.3 sq. metres  
**2 Thornley Place, Ashbourne, Derbyshire, DE6 1PQ**

[www.fidler-taylor.co.uk](http://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.