

A SPACIOUS SECOND FLOOR APARTMENT

**FLAT 7, TAYLOR COURT
ASHBOURNE
DE6 1BZ**



PRICE: O/A £167,950

Offering well appointed two bedroom accommodation in convenient town centre location

DESCRIPTION

This high quality self contained two bedroom apartment which benefits from gas fired central heating and sealed unit double glazing throughout is most pleasantly appointed and presented and is considered ideal for occupation by the discerning professional couple or single person.

Occupying a most convenient location close to the centre of Ashbourne within easy reach of the good range of facilities and amenities on offer, the apartment would also provide an excellent investment opportunity.

Early viewing is most enthusiastically encouraged.

ACCOMMODATION

Communal entrance hall and staircase to second floor level with flat entrance door to

Reception Hall with single panel central heating radiator and loft access hatch. Entry phone and inbuilt double opening utility/boiler cupboard with plumbing for automatic washing machine beneath fitted worktop, ceramic tiled floor and wall mounted Worcester gas fired combi boiler for domestic hot water and central heating. Fitted coat peg.

Sitting Room 16'1" x 11'9" [4.9m x 3.58m] plus deep door recess. A light and bright room with three sealed unit double glazed sash windows, the two side windows having extensive views over the rooftops towards St Oswald's church. Double panel central heating radiator.



Dining Kitchen 12'3" x 7'3" [3.73m x 2.1m] having ceramic tiled floor and being fitted with a comprehensive range of good quality units providing base cupboards and wall cupboards with ample round edge work surfaces, inset single drainer one and half bowl stainless steel sink unit and appliance space with integrated appliances including dishwasher, refrigerator and freezer. Integrated cooker comprising NEFF electric oven and inset four burner gas hob with brushed stainless steel extractor hood above, both also by NEFF. Shelved larder cupboard with flanking double opening glazed storage cupboards with corner shelf unit. Sealed unit double glazed window with views over the rooftops towards St Oswald's church, double panel central heating radiator, inset ceiling spotlights.



Master Bedroom Suite having maximum overall measurements of 18'2" x 10'8" [5.54m x 3.25m] (to include the En Suite) and comprising double bedroom with double panel central heating radiator and two sealed unit double glazed windows. Inbuilt double and single opening wardrobes with fitted shelf and hanging rail.



En Suite Shower Room having ceramic tiled floor and fittings in white comprising low flush wc, pedestal wash hand basin and shower tray with glazed shower screen door and mains shower control by Triton. Full ceramic tiling to the shower cubicle with ceramic tile splash backs to wc and wash basin. Sealed unit double glazed window, towel rail radiator. Inset ceiling spotlights.



Bedroom Two 10' x 10'6" [3.05m x 3.2m] plus door recess with sealed unit double glazed window and double panel central heating radiator.



VIEWING

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

DIRECTIONS

If approaching on foot from the agents Church Street office turn left and at the traffic light junction turn right into Dig Street and proceed to Compton. At the top of Compton turn left into Sturston Road and continue along and the Taylor Court complex will be found on the left. Turn into the courtyard following the road round to the left.

Ref: FTA2407

Principal Family Bathroom a good sized bathroom with ceramic tiled floor and contemporary three piece suite in white comprising panelled bath with mixer tap, shower handset and full height ceramic tiling above. Pedestal wash hand basin and low flush wc with ceramic tile splash back. Sealed unit double glazed window, towel rail radiator and inset ceiling spotlights.



OUTSIDE

The property has the benefit of a most useful garage which is situated in an adjoining block. It is of brick and slate construction with up and over door and measures approximately 17'6" x 8' [5.33m x 2.44m]

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

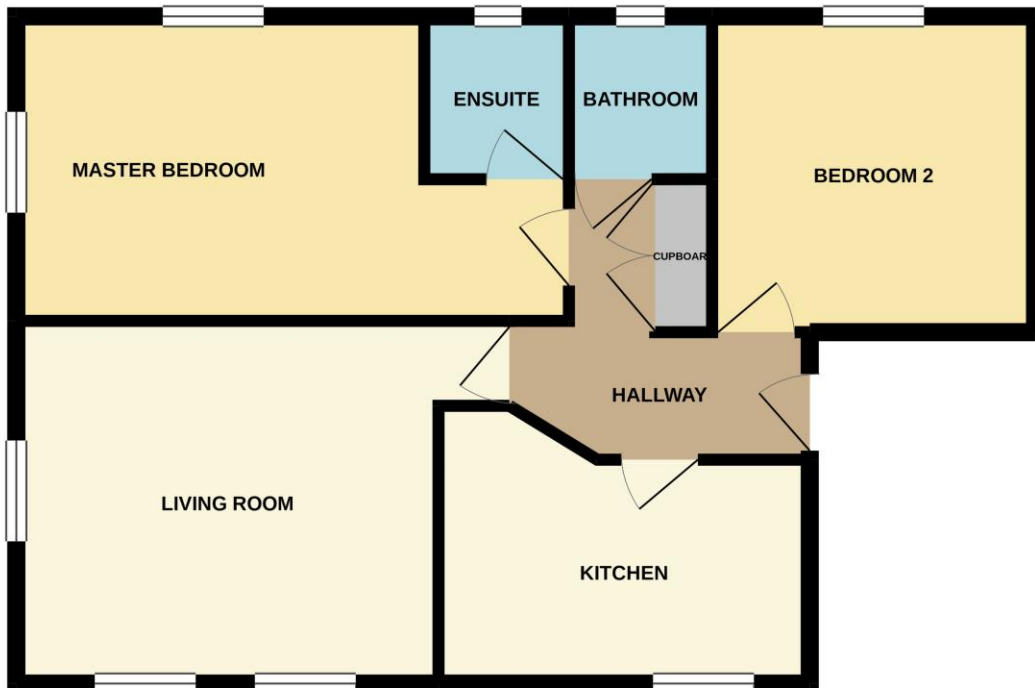
The property is understood to be held leasehold on the remainder of a 999 year lease from the 7th July 2004. There is a current management and service charge of £836.00 per annum.

COUNCIL TAX

For Council Tax purposes the property is in band C

EPC RATING C

SECOND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.2 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. The particulars form no part of a contract or lease.