

**AN EXCELLENT SECOND FLOOR SELF CONTAINED RETIREMENT
APARTMENT**

**41 CHATSWORTH COURT
ASHBOURNE
DE6 1PF**



PRICE: £75,000

Offering good value for money
NO UPWARD CHAIN

DESCRIPTION

Occupying a convenient position situated close to the heart of Ashbourne town centre within a complex of similar apartments specifically designed and constructed for occupation by persons over 60 years of age. Chatsworth Court has a residents lounge off which is a small kitchen area with tea and coffee making facilities. There is also a guest suite for residents' visitors, a comprehensively equipped resident's laundry and a lift to all floors. An indoor refuse collection point is also provided. A house manager is on duty 9am - 5pm Monday to Friday and there is a 24 hour emergency Careline system.



This self-contained second floor flat offers one-bedroomed accommodation ideal for occupation by the couple or single person. The electrically heated, sealed unit double glazed apartment briefly comprises entrance hall, sitting room, fitted kitchen, double bedroom with fitted wardrobes and bathroom. There are beautifully maintained and well stocked communal gardens along with car parking for residents and visitors.

The Chatsworth Court complex is accessed via a main security entrance door. The apartment is located at second floor level which can be reached either by the passenger lift or by a staircase.

ACCOMMODATION

There is a personal front entrance door to the apartment opening into the

Entrance Hallway with access to the roof space, coved ceiling, meter cupboard and walk in cupboard housing the hot water cylinder. Doors lead to the sitting room, bedroom and bathroom.



Sitting Room 5.98m x 3.25m (19'8" x 10'8") having feature fire surround with inset electric fire, Creda storage heater, coved ceiling and front aspect upvc double glazed window. Double doors open into the



Kitchen 2.29m x 2.16m (7'6" x 7'1") overall measurements. Comprising a range of modern wall and base units and drawers with integrated Electrolux electric oven, Electrolux four ring electric hob and extractor hood above. Space for two appliances, work surface with stainless steel sink and drainer unit and tiled splashback. Coved ceiling, front aspect upvc double glazed window and Creda fan heater.



Bedroom 4.76m x 2.79m (15'7" x 9'2") having a fitted wardrobe with sliding doors, coved ceiling, front aspect upvc double glazed window and Creda storage heater.



Bathroom 2.08m x 1.70m (6'10" x 5'7") being fully tiled comprising bath with main control shower over and glazed shower screen. Wash hand basin with vanity unit below, low flush wc, coved ceiling, Creda fan heater and heated towel rail.



OUTSIDE

The apartment has the benefit of the use of the well maintained communal gardens as well as parking for residents and visitors.



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 1 December 2002. There is an annual ground rent payable currently £365 per annum together with a service charge of approximately £2,645.96 per annum.

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. At the traffic light junction proceed straight through into St John Street and at the 'T' junction at the end turn right into Park Road. Continue along Park Road past Shaw Croft car park and Chatsworth Court will be noted a little further along on the right hand side.

Ref: FTA2461

GROUND FLOOR
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 475 sq.ft. (44.2 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.