

**GOOD QUALITY, ONE BEDROOMED RETIREMENT APARTMENT IN  
CONVENIENT LOCATION**

**20 CHATSWORTH COURT  
ASHBOURNE, DE6 1PF**



**PRICE: O/A £74,950 for a quick sale**

Pleasantly appointed, self-contained first floor apartment

## DESCRIPTION

Being situated at first floor level within the popular Chatsworth Court complex, which itself is conveniently placed for ready access to the shops and other facilities of Ashbourne town centre, this pleasantly appointed, self-contained apartment is ideal for occupation by the single retired person.

Benefiting from electric storage heating the flat briefly provides reception hall, sitting room with Juliette balcony, fitted kitchen, double bedroom with wardrobes and shower room. The complex has communal gardens and ample resident and visitor parking.

Early viewing is recommended.

## ACCOMMODATION

Front Entrance Door

**'L' Shaped Reception Hall** with large walk-in cloaks and cylinder cupboard housing the Pulsar electric water heater with fitted shelves and fitted coat pegs.



**Front Sitting Room** 17'7" x 11'2" [5.36m x 3.4m] maximum having corniced ceiling and upvc sealed unit double glazed, double opening French doors to small, curved Juliette balcony. Night storage heater, feature fireplace with carved surround and fitted decorative fuel effect electric fire. Double opening glazed doors to



**Kitchen** 9' x 5'9" [2.74m x 1.75m] having upvc sealed unit double glazed window, single drainer stainless steel sink unit and a range of base cupboards and wall cupboards with ample round edge work surfaces. Inset single drainer stainless steel sink unit and inset Indesit four burner ceramic electric hob. Oven housing with Electrolux electric oven, cupboards above and below. Ceramic tiled splash backs, Electrolux cooker hood. Appliance space. Corniced ceiling and wall mounted Creda electric convector heater.



**Double Bedroom** 15'6" x 8'7" [4.72m x 2.61m] (measured to the front of the wardrobes) having corniced ceiling, upvc sealed unit double glazed window and inbuilt double opening wardrobe with sliding folding mirror fronted doors, fitted hanging rail and fitted shelves.



**Shower Room** having fully ceramic tiled walls, low flush wc and pedestal wash hand basin set into vanity unit with double opening cupboard beneath. Large shower cubicle with glazed shower screen, sliding door and mains shower control. Creda convector heater, shaver light.



## OUTSIDE

There are communal gardens and ample resident and visitor car parking space.

## SERVICES

It is understood that mains electricity, water 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 2002. There is an annual ground rent payable currently £365 per annum together with an annual service charge of approximately £2,906 per annum.

**COUNCIL TAX**

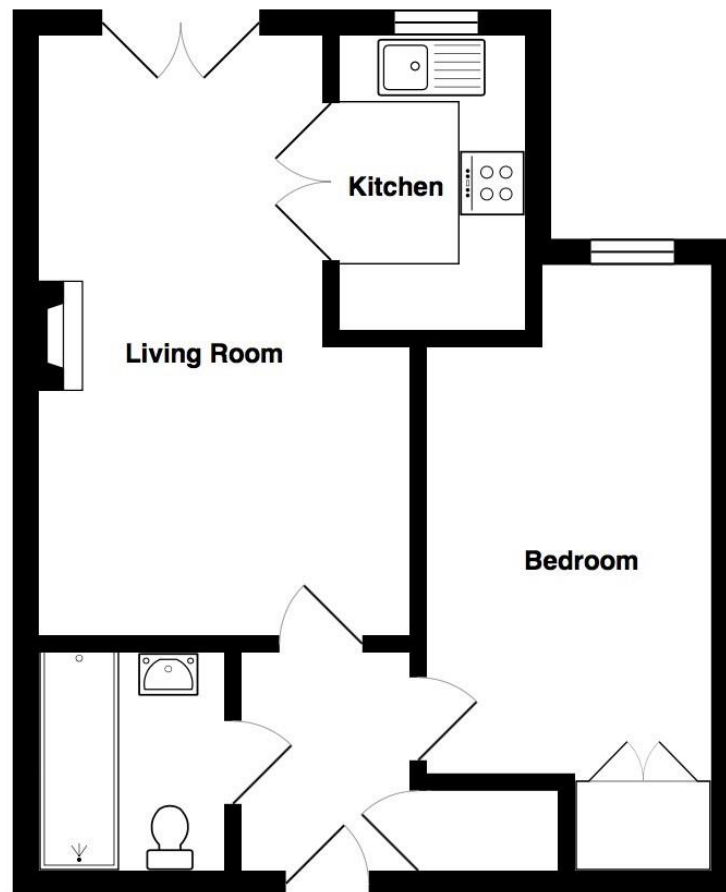
For Council Tax purposes the property is in Band B

**EPC RATING B****VIEWING**

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



Flat 20, Chatsworth Court, Park View, Ashbourne, DE6 1PF



Total Area: 43.7 m<sup>2</sup> ... 470 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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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.