

A HIGH QUALITY GROUND FLOOR SELF-CONTAINED APARTMENT

**25 TAYLOR COURT
ASHBOURNE, DE6 1BZ**



PRICE: O/A £179,950

An excellent opportunity for the discerning professional couple or
investment purchaser

DESCRIPTION

Occupying a prominent corner position within convenient reach of the shops and other facilities of Ashbourne town centre this ground floor two bedroom apartment offers spacious and well appointed gas centrally heated double glazed accommodation with the additional benefit of a private lawned garden and car parking space.

Briefly comprising reception hall, sitting room with very well fitted kitchen off, master bedroom with en suite shower facility and second double bedroom which is also en suite to a principal bathroom. The property is ideal for occupation by the discerning professional but would equally suit an investment purchaser seeking a buy to let opportunity.

Early internal viewing is considered essential.

ACCOMMODATION

A recessed **Entrance Porch** with courtesy light shelters the panelled front door with arched fan light which in turn leads to

Spacious L Shaped Reception Hall having high quality oak effect floor, single panel central heating radiator. Spacious understairs utility cupboard with fitted worktop and plumbing for automatic washing machine. In built cylinder cupboard housing the pressurised hot water cylinder.

Sitting Room 15'7" x 12'5" (4.75m x 3.78m) having same high quality oak effect floor as the hall, two double panel central heating radiators and double opening sealed unit double glazed French doors with flanking small pane windows leading to the garden. A wide square opening leads to

Fitted Kitchen 8'9" x 8'7" (2.67m x 2.61m) having ceramic tiled floor and being comprehensively fitted with a good range of quality units providing base cupboards and wall cupboards with ample work surfaces with brushed stainless steel upstand and fitted single drainer stainless steel 1.5 bowl sink unit with pillar mixer tap. The kitchen has a range of in built appliances including inset four burner gas hob with electric oven beneath and cooker hood over. Brushed stainless steel splashback. Integrated refrigerator and freezer and integrated dishwasher. One cupboard houses the wall mounted Glow Worm gas fired boiler for domestic hot water and central heating. There is a sealed unit double glazed window.

Master Bedroom Suite 12' x 15'7" maximum (3.66m x 4.75m) (measured to the door). Having two small pane sealed unit double glazed windows and double panel central heating radiator.

En Suite Shower Room with ceramic tiled floor and contemporary fitments in white comprising a fully tiled large shower cubicle with glazed shower screen door and mains shower control. Pedestal wash hand basin and low flush wc. Towel rail radiator.



Bedroom Two 9'6" x 8'5" (2.89m x 2.56m) with small pane sealed unit double glazed window, double panel central heating radiator and connecting 'Jack and Jill' door to

Bathroom having fitments in white comprising panelled bath with mixer tap and shower handset, pedestal wash hand basin, low flush wc. Ceramic tiled floor and part full height tiling to walls. Tall towel rail radiator. This bathroom has separate access to the reception hall.

OUTSIDE

The property has the benefit of a most pleasant and good sized garden area with lawns on two sides and paved patio with direct access from the sitting room.

From the garden a short flight of steps lead down to a pedestrian gate onto the junction of Park Road and Sturston Road.

There is an allocated car parking space (the one nearest to the property at the rear)

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 freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

COUNCIL TAX

For Council Tax purposes the property is in Band C.

EPC RATING C

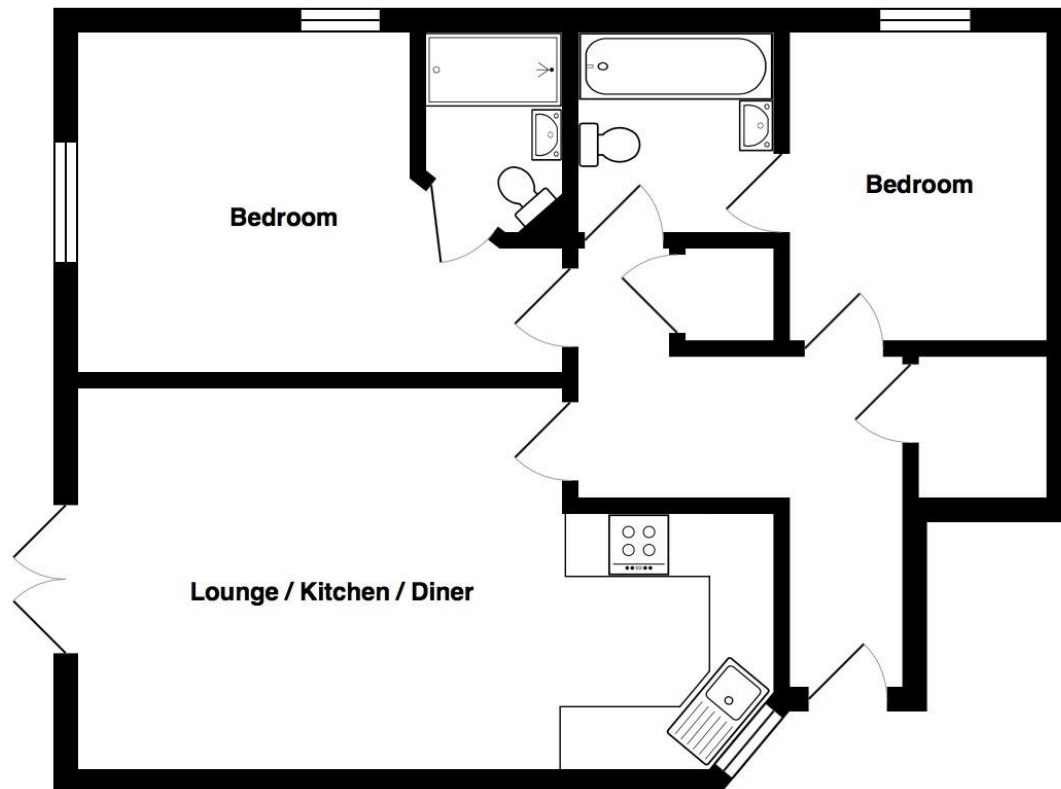
VIEWING

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

Ref: FTA2479



25, Taylor Court, Ashbourne, DE6 1BZ



Total Area: 62.4 m² ... 672 ft²

All measurements are approximate and for display purposes only

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.