

**AN EXCELLENT FIRST FLOOR RETIREMENT APARTMENT WITH JULIETTE
BALCONY ENJOYING PLEASANT VIEWS**

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



PRICE: OFFERS AROUND £89,950

Offering excellent value for money
Communal area's currently undergoing re-decoration
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 first floor flat offers one-bedroomed accommodation ideal for occupation by the couple or single person. The electrically heated, double glazed apartment briefly comprises entrance hall with large storage cupboard, sitting room, fitted kitchen, double bedroom with fitted wardrobes and shower room. 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 first 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 Hall having a meter cupboard and walk in cupboard housing the hot water cylinder. Doors lead to the sitting room, bedroom, shower room.

Sitting Room 6.16m x 3.1m [20'2" x 10'2"] overall measurements. Having a coved ceiling, electric night storage heater, upvc double glazed windows and upvc double glazed French doors opening onto a Juliette balcony with a pleasant aspect. Glazed, panelled, double doors open into the

Kitchen 2.24m x 1.75m [7'5" x 5'9"] comprising a range of wall and base units and drawers with integrated eye level Electrolux electric oven, Indesit four-ring electric hob with Electrolux extractor hood over. Work surface with inset stainless steel sink and drainer unit, tiled splash back and space for two appliances. Creda wall mounted fan heater, coved ceiling and upvc double glazed side aspect window.

Bedroom 4.1m x 2.75m [13'6" x 9'] measured up to the wardrobes. Having a coved ceiling, Creda storage heater, front aspect upvc double glazed window and inbuilt wardrobe with sliding, mirrored doors.

Shower Room being fully tiled and comprising a double shower cubicle with mains control shower, wash hand basin with vanity unit below and low flush wc. There is a coved ceiling and Creda wall mounted fan heater.



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.

TENURE

It is understood that the property is held leasehold on the remainder of a 125 year lease from 1 December 2002. There is a ground rent payable of approximately £180 per 6 months and a service charge of approximately £1380 per 6 months.

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.

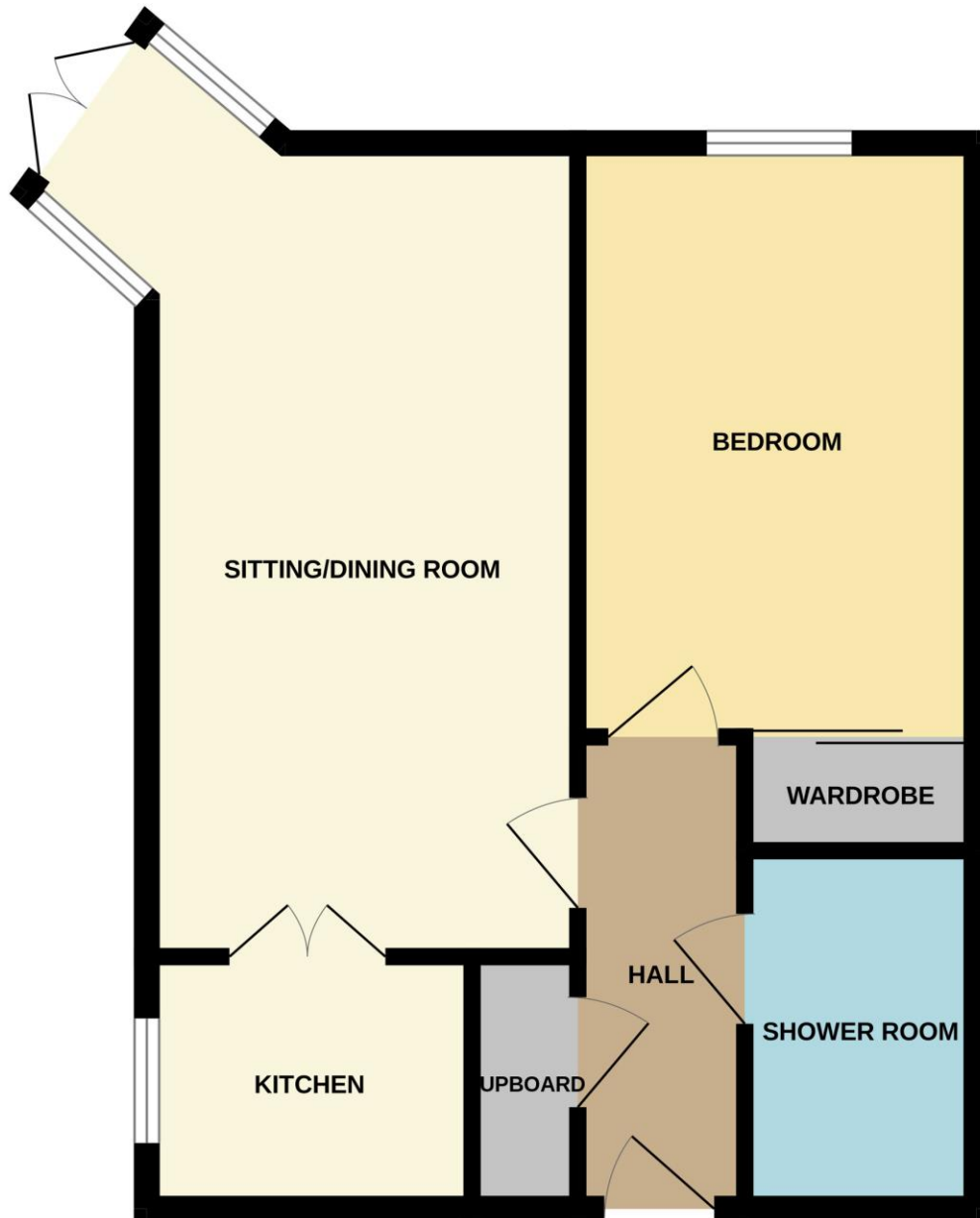
DIRECTIONS

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: FTA2558



GROUND FLOOR
468 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 468 sq.ft. (43.4 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.