



**FLAT 6, THE OLD PINE STORE,
COXONS YARD, UNION STREET, ASHBOURNE, DE6 1FG**

£144,000

DESCRIPTION

Occupying a most convenient town centre location this high quality and stylish apartment offers spacious, one bed roomed accommodation which is fully double glazed and electrically heated.

The property is comprised within a block of seven similar units and is accessed via a communal hall which in turn leads to the flat itself with reception hallway, breakfast kitchen, living/dining room with balcony enjoying views towards St Oswald's church, double bedroom and bathroom. Outside the apartment has the benefit of a single car parking space.

The property is likely to be of particular interest to first-time buyers, professional single persons or couples or those looking to downsize and seeking an economic to run and easily managed home. It will also have appeal to the investor purchaser.

ACCOMMODATION

From the communal entrance hall and stairwell which has an "entry phone" system a personal front entrance door opens to the

Large 'L' shaped Entrance Hall with inbuilt storage cupboard and central heating radiator.

Sitting/Dining Room 7.6m x 3.74m [23'2" x 12'3"] having full height upvc double glazed, double opening French doors with flanking side screens opening to **external seating area/balcony**. Recessed spotlights, two central heating radiators.

Breakfast Kitchen 3.44m x 2.4m [11'4" x 7'11"] being comprehensively fitted with a good range of contemporary units providing base cupboards and wall cupboards with ample work surfaces. Inset single drainer stainless steel sink unit and integrated appliances including electric oven and hob with stainless steel extractor hood above and integrated washing machine. Central heating radiator, ceramic tiled floor.

Double Bedroom 3.45m x 4.24m [11'4" x 13'11"] with upvc sealed unit double glazed windows, central heating radiator.

Bathroom having a contemporary three-piece suite in white comprising panelled bath with mains controlled shower over and tiled surround, pedestal wash hand basin and low flush wc. Towel rail radiator, extractor fan, tiled floor. Inbuilt storage/cylinder cupboard.

OUTSIDE

Dedicated car parking space for one vehicle.

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 being sold leasehold with the leaseholders all owning an equal one seventh share of the freehold interest owned by a management company which in turn is owned by the flat owners. Interested parties should obtain further detailed confirmation of this position from their own legal adviser.

COUNCIL TAX

For Council Tax purposes the property is in Band A

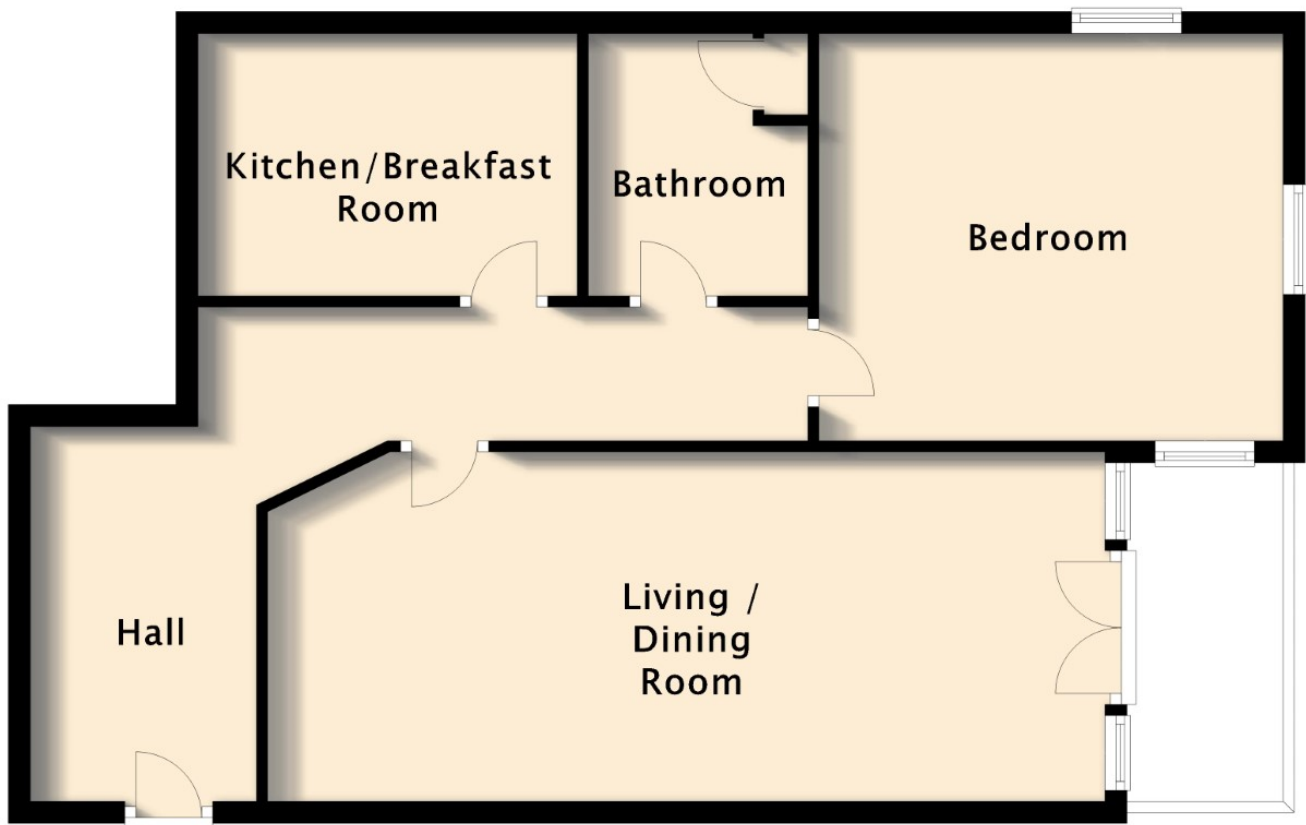
EPC RATING band D

VIEWING

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

Ref: FTA2571

Flat 6 The Old Pine Store



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.