



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

PRICE: OFFERS AROUND £145,000



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MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk

www.fidler-taylor.co.uk



DESCRIPTION

A rare opportunity to acquire a ground floor two bedroom, self contained apartment within this retirement complex, conveniently located within the heart of Ashbourne town centre and its amenities.

Situated within this modern block of similar properties comprising 43 flats specifically designed and constructed for retired persons.

The accommodation briefly comprises entrance hall, sitting/dining room, fitted kitchen, wetroom and two generous bedrooms. The apartment has electric heating and UPVC double glazing. Externally there are well stocked communal gardens and parking for residents and visitors.

There is a delightfully furnished residents lounge off which is a small kitchen area with stainless sink unit, storage cupboards etc., tea and coffee making facilities. There is also a guest suite for residents' visitors and a comprehensively equipped resident's laundry. 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.

NO UPWARD CHAIN

ACCOMMODATION

A front entrance door opens into the

Entrance Hallway with coved ceiling, Creda night storage heater, in built boiler/linen cupboard. Further in built storage cupboard with shelving and doors lead to the sitting room, wetroom and both bedrooms.

Sitting/Dining Room 6.94m x 3.25m (22'9" x 10'8") having a coved ceiling, two Creda night storage heaters, feature fireplace with marble hearth and inset electric fire. Upvc double glazed French doors open onto the garden and panelled and glazed double doors open into the

Kitchen 2.32m x 2.19m (7'7" x 7'2") overall measurements. Having a range of modern wall and base units and drawers with integrated Electrolux electric oven, Electrolux four ring electric hob and Electrolux extractor hood above. Space for two appliances. Work surface with inset stainless steel sink and drainer unit, tiled splashback, front aspect upvc double glazed window and coved ceiling.

Bedroom 4.75m x 2.81m (15'6" x 9'2") having a coved ceiling, wall mounted electric heater and front aspect upvc full height windows.

Bedroom 4.76m x 2.82m (15'7" x 9'3") measurements include the fitted wardrobe. Having a coved ceiling, Creda night storage heater, full height upvc double glazed front aspect windows and fitted wardrobe with sliding mirrored doors.

Wet Room having fully tiled walls, mains control shower, wash hand basin and low flush wc. Recessed ceiling spot lighting, Manrose extractor fan 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 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.

TENURE

The property is understood to be held leasehold on the remainder of a 125 year lease from 1 December 2002. A ground rent charge of £212.50 is payable per half year and the service management charge is currently £2,251.70 per half year. (This covers wardens fees, buildings insurance, upkeep of communal areas, gardening, outside lighting etc).

COUNCIL TAX

For Council Tax purposes the property is in Band C.

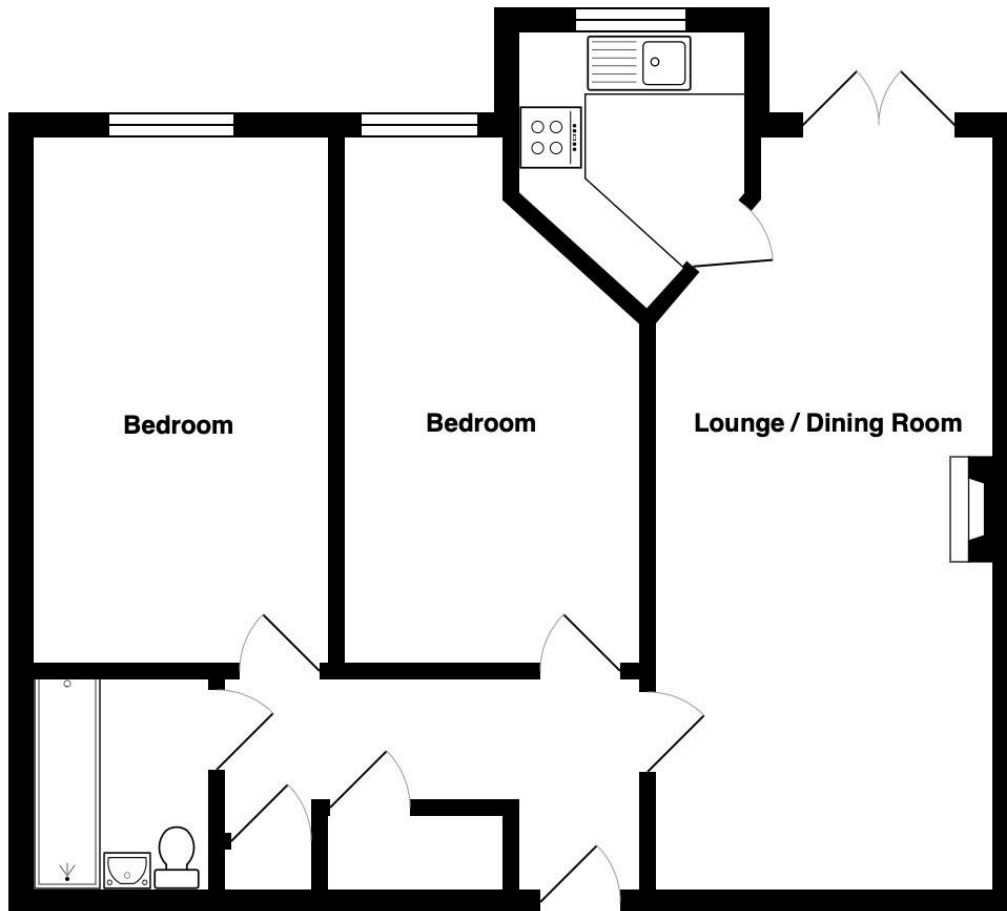
EPC RATING B**VIEWING**

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

Ref: FTA2586



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



Total Area: 67.4 m² ... 726 ft²

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.