



**FLAT 2, THE OLD PINE STORE, COXON'S YARD, ASHBOURNE, DE6 1FG**

**PRICE: £171,500**



**ASHBOURNE:** 11 Church Street, Ashbourne, DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk  
**MATLOCK:** Archway Estate Office, 16 Crown Square, Matlock, DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk

[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)



## DESCRIPTION

This stylish and contemporary two bedroom apartment forms part of a conversion of 7 flats within a former warehouse and latterly a furniture manufacturer 'The Old Pine Store' hence the name. Occupying a convenient town centre position with pleasant outlook towards St Oswalds Church.

Accessed via a communal entrance hall with video entry system. There is a personal entrance door to apartment 2 which has electric central heating, upvc double glazing, satellite television and telephone points.

The apartment comprises entrance hallway, open plan living/dining kitchen with balcony, two bedrooms and bathroom. Externally there are bike racks and a designated parking space.

Ideal purchase for first time buyers, professionals, investors or retirees.

## ACCOMMODATION

A personal front entrance door opens into the

**Entrance Hall** with radiator and recessed spot lighting.

### Open Plan Living/Dining Kitchen

6.83m x 3.72m (22'5" x 12'3") comprising a modern range of wall and base units with soft close doors and drawers, integrated washing machine, Lamona electric oven, Lamona four ring electric hob with stainless steel extractor hood over. Work surface with inset stainless steel sink and drainer unit. Recessed spot lighting, radiator, full height upvc double glazed windows and French doors opening onto the balcony.

**Bedroom One** 3.07m x 3.41m (10'1" x 11'2") with upvc double glazed windows, radiator, recessed spot lighting and loft access hatch.

**Bathroom** having a white suite comprising panelled bath with mains control shower over and tiled surround, pedestal wash hand basin, low flush wc, recessed spot lighting, heated towel rail, extractor fan and tiled floor.

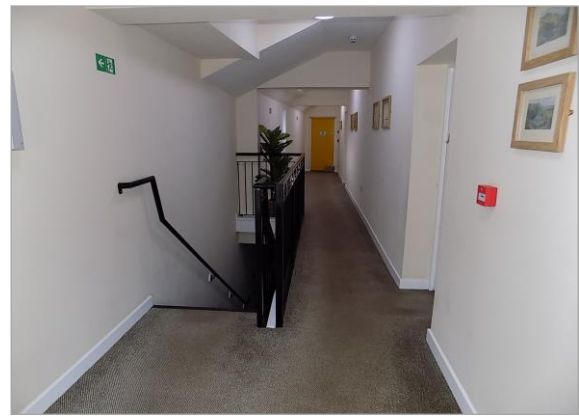
**Bedroom Two** 3.27m x 2.36m (10'9" x 7'9") with two Velux windows, radiator and recessed spot lighting.

## OUTSIDE

Externally there are bike racks and a parking space.

## SERVICES

It is understood that mains water, electricity and drainage are connected to the property.



**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 Leasehold. Leaseholders all own an equal 1/7 share of the Freehold. (The Freehold is owned by a management company. The management company is owned by the flat owners). 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 A.

**EPC RATING E**

**VIEWING**

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

Ref FTA2608



**Flat 2 The Old Pine Store**



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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.