FIDLERTAYLOR

A SELF CONTAINED TWO-BEDROOMED FIRST FLOOR RETIREMENT APARTMENT WITH STAIRLIFT

12 HENMORE PLACE
ASHBOURNE, DE6 1DZ

PRICE: OFFERS AROUND £95,000

Convenient town centre location with parking
Ideal opportunity for the retired couple or single person

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

DESCRIPTION
A self-contained, two-bedroomed, first floor apartment benefiting from gas fired central heating and upvc double glazing throughout. It occupies a most convenient location within easy reach of all town centre facilities and amenities.

The well-proportioned and pleasantly appointed accommodation is ideal for occupation by the retired couple or single person and briefly comprises sitting room, fitted kitchen, two bedrooms and shower room. Externally there are communal gardens and car parking.

ACCOMMODATION
A upvc double glazed front entrance door opens into the

Entrance Hall having staircase leading to the first floor with stair lift.

First Floor Landing with radiator, inbuilt storage cupboard and access to the roof space. Doors lead to the Sitting Room, Kitchen, Shower Room and both Bedrooms.

Sitting Room 4.17m x 3.58m [13'8" x 11'9"] having a coved ceiling, upvc double glazed window, radiator, feature fireplace with marble hearth and electric fire.

Kitchen 3.58m x 1.7m [11'9" x 5'7"] comprising a range of wall and base units and drawers with integrated Indesit electric oven, Indesit four-ring gas hob with extractor hood above. Work surface with inset ceramic one and a half bowl sink and drainer unit and tiled splash backs. Space and plumbing for a washing machine and space for fridge/freezer. Upvc double glazed window, Worcester gas central heating boiler concealed within one of the kitchen units, radiator and tiled flooring.

Bedroom One 3.03m x 3.32m [9'11" x 10'11"] having a upvc double glazed window, radiator, fitted triple wardrobe and inbuilt cupboard over the stairs.

Bedroom Two 3.66m x 2.12m [12' x 7'] having a upvc double glazed window, radiator and coved ceiling.

Shower Room comprising shower cubicle with Mira Spring electric shower, pedestal wash hand basin and low flush wc. Partially tiled walls, tiled flooring. Upvc double glazed window, radiator and inbuilt storage cupboard.

OUTSIDE
There are well maintained communal gardens along with resident and visitor parking.

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 on a 75% share leasehold on a 99 year lease. A service charge for the year 2022 of £114.08 is payable per calendar month (this covers service charge, maintenance fee, buildings insurance etc).

NB Purchasers must be of a pensionable age, retired or in receipt of a state/private pension. Minimum age requirement is 55 years old.

COUNCIL TAX
For Council Tax purposes the property is in Band B.

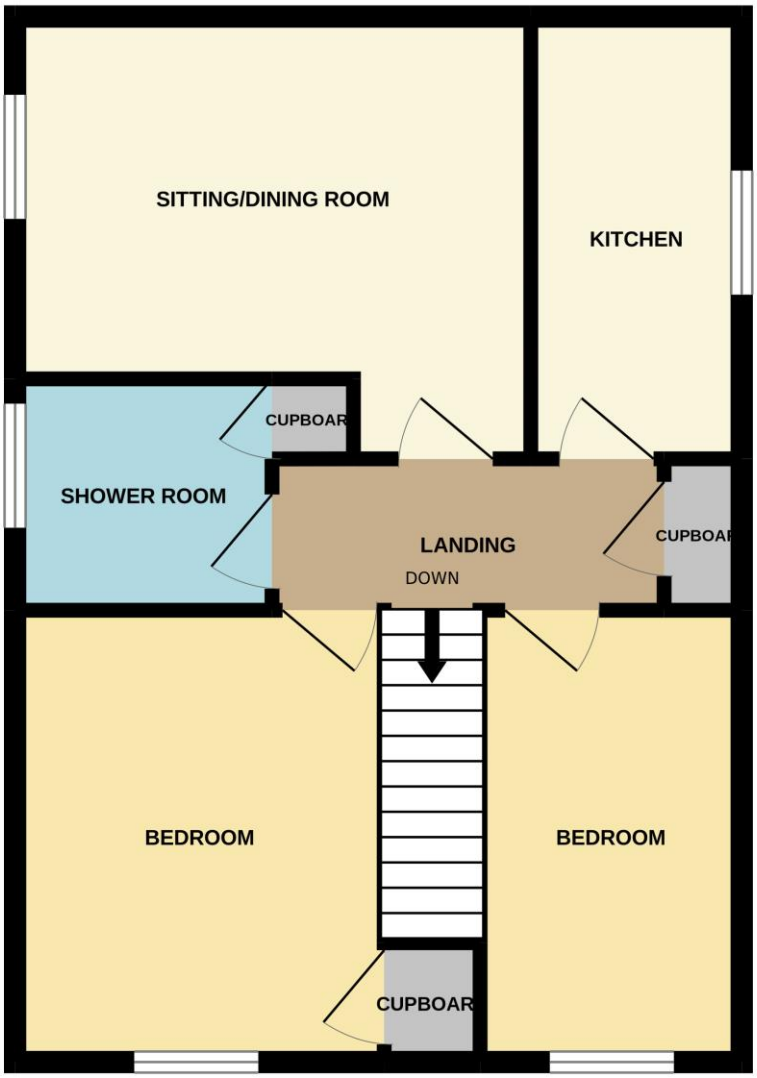
EPC RATING C

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 and continue through the traffic lights onto St John Street. At the 'T' junction at the end turn right into Park Road. Continue along and turn right into Shaw Croft, proceed past the flats and follow the road round to the left into Henmore Place and turn right into the residents car parking area. No.11 is in the block directly ahead.

Ref: FTA2515

GROUND FLOOR
532 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 532 sq.ft. (49.5 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.