

A PLEASANTLY APPOINTED RETIREMENT APARTMENT

**4 HENMORE PLACE
ASHBOURNE, DE6 1DZ**



PRICE: O/A £98,500

A self contained two bedroom first floor apartment in town centre location

DESCRIPTION

Being most conveniently situated in the heart of Ashbourne within ready walking distance of a good range of shops and other amenities this self contained first floor apartment is ideal for occupation by the retired couple or single person.

The pleasantly appointed and well presented accommodation which benefits from gas fired central heating and sealed unit double glazing briefly comprises entrance lobby with staircase to first floor level, first floor landing, sitting room, fitted kitchen, two bedrooms and modern shower room.

Outside there are pleasant communal gardens and ample parking for both residents and visitors.

Early viewing is highly recommended.

ACCOMMODATION

A hardwood panelled and stained glazed front door leads to

Entrance Vestibule with staircase and stairlift, which is included in the sale if required, to first floor level having wall light point and leading to

Landing having single panel central heating radiator, roof access hatch and inbuilt cylinder and airing cupboard housing the insulated copper hot water cylinder and having fitted slatted shelf.

Sitting Room 5m x 2.84m [16'5" x 9'4"] having upvc sealed unit double glazed window overlooking communal gardens and parking area. Single panel central heating radiator and corniced ceiling. Decorative marble fireplace with matching hearth and oak surround with provision for an electric fire. A sliding door from the sitting room leads to

Kitchen 3.88m x 1.66m [12'9" x 5'5"] fitted with six base cupboards, four matching wall cupboards, ample round edge work surfaces with ceramic tiled splash backs, fitted single drainer stainless steel sink unit with pillar mixer tap and appliance space having plumbing for automatic washing machine. Wall mounted Ideal gas fired boiler for domestic hot water and central heating. Sealed unit double glazed window and strip light.

Bedroom One (double) 3.88m x 2.93m [12'9" x 9'7"] having upvc sealed unit double glazed window and single panel central heating radiator. Corniced ceiling.

Bedroom Two 3.21m x 1.97m [10'6" x 6'6"] plus door recess with upvc sealed unit double glazed window and single panel central heating radiator. Corniced ceiling.

Shower Room having recently been refitted with a good quality, contemporary suite in white comprising wash hand basin set into vanity unit with fitted cupboards beneath and flanking drawer, low flush wc and large shower cubicle with glazed sliding shower screen door and Triton Topez electric shower. the bathroom has fully tiled walls, single panel central heating radiator and door off to



Spacious and useful walk-in storage cupboard which extends over the stairs and has fitted shelves, hanging rail and coat pegs.

OUTSIDE

There are well stocked lawned, communal gardens together with ample communal car parking space for residents and visitors.

SERVICES

It is understood that all mains services 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.

TENURE

It is understood that the property is held on the basis of a 75% share of a new 99 year lease which will be granted upon acquisition. A service charge for the year 2025 of £172.26 is payable per calendar month (this covers service charge, maintenance fee, buildings insurance etc)

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

COUNCIL TAX

For Council Tax purposes the property is in Band B.

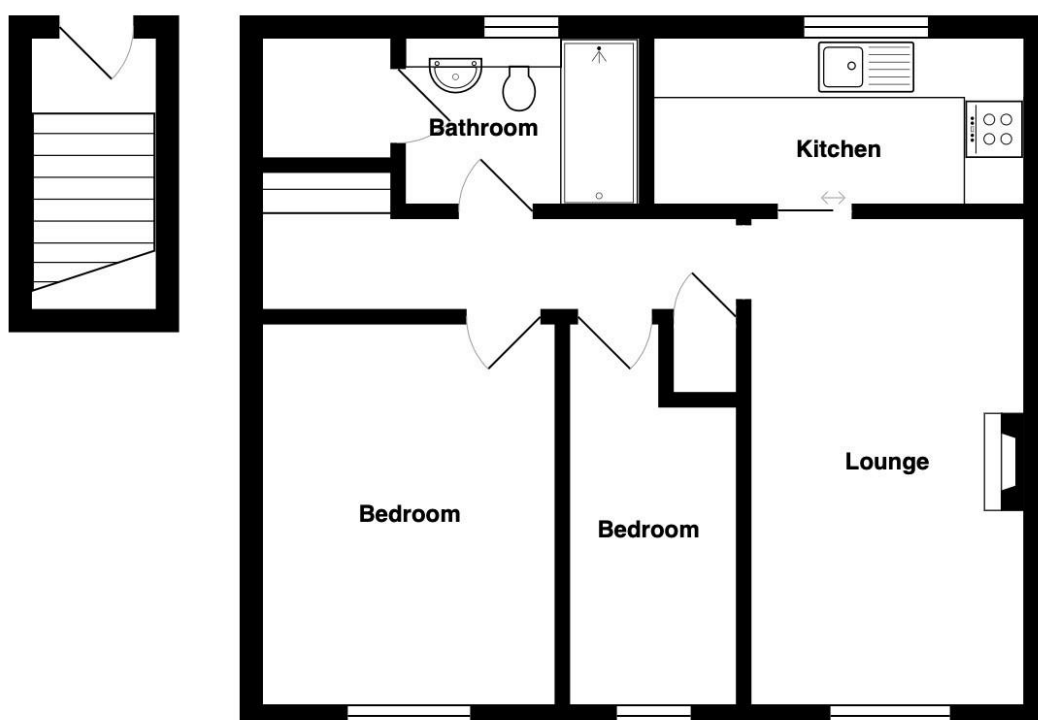
EPC RATING C.

VIEWING

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

Ref: FTA2562

4, Henmore Place, Ashbourne, DE6 1DZ



Total Area: 57.3 m² ... 617 ft²

All measurements are approximate and for display purposes only

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.