

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

**2 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

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 stairlift.

First Floor Landing with doors leading to the kitchen, sitting room, both bedrooms, shower room and walk-in storage cupboard/pantry. There is a radiator, access to the roof space and inbuilt cylinder cupboard.

Walk-In Storage Cupboard/Pantry 2.27m x 0.88m having a wall mounted cupboard and shelving,

Kitchen 3.87m x 1.66m [12'8" x 5'5"] comprising a range of wall and base units and drawers, space for a cooker with electric cooker point and extractor hood. Space and plumbing for a washing machine and space for a fridge/freezer. Work surface with inset stainless steel one and a half bowl sink and drainer unit and tiled splash backs. Side aspect upvc double glazed window and radiator.

Sitting/Dining Room 4.37m x 3.07m [14'4" x 10'1"] having a coved ceiling, side aspect upvc double glazed window and radiator.

Bedroom One 3.6m x 3.11m [11'10" x 10'2"] having upvc double glazed windows to the front and side, coved ceiling, radiator and fitted triple wardrobe with sliding doors providing shelving and hanging space.

Bedroom Two 3.16m x 2.11m [10'4" x 6'11"] having coved ceiling, front aspect upvc double glazed window, radiator and large inbuilt storage cupboard.

Shower Room 2.57m x 1.81m [8'6" x 6'] comprising a double shower cubicle with electric shower, low flush wc, wash hand basin with vanity unit below, two wall cupboards, radiator and side aspect upvc double glazed window.

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.

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. There is an annual service charge payable which at the time of the preparation of these sales particulars was £139.22 per calendar month and covers such matters as buildings insurance, repairs, upkeep and maintenance of common parts, external lighting 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.

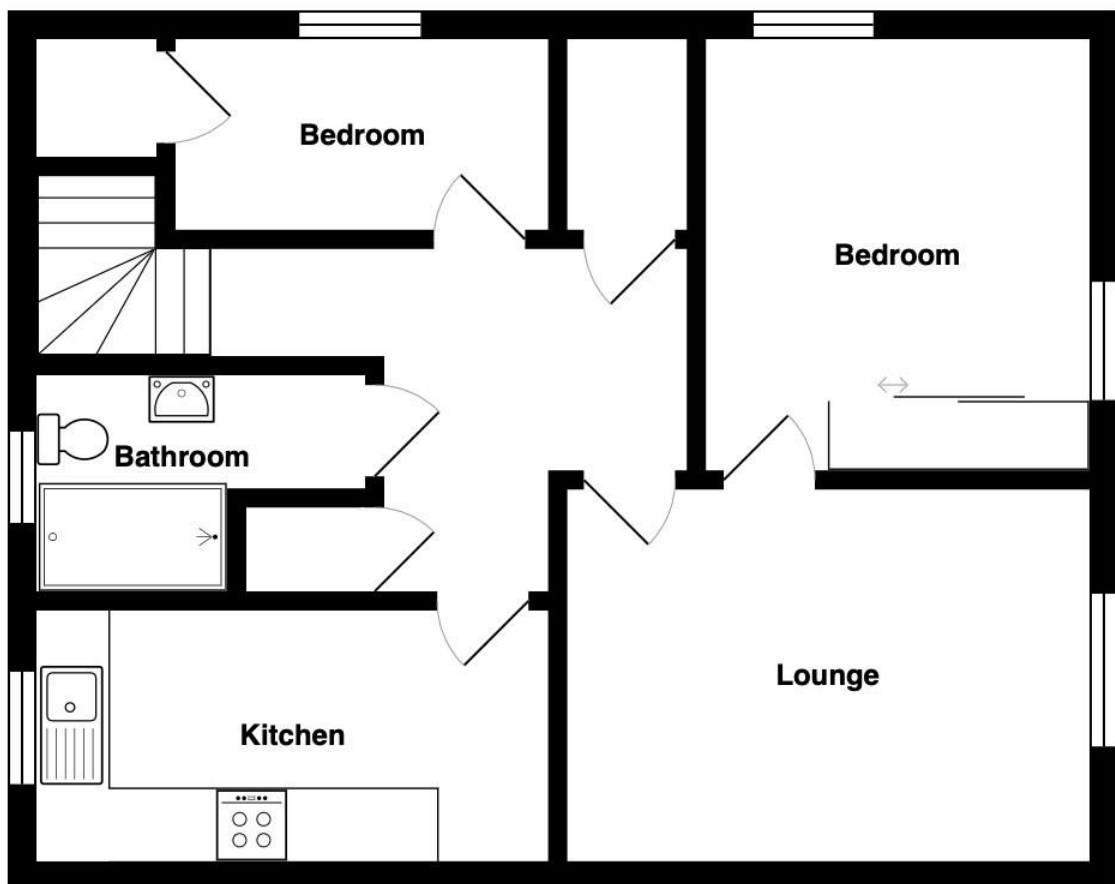
EPC RATING C**VIEWING**

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

Ref: FTA2573



2, Henmore Place, Ashbourne, DE6 1DZ



Total Area: 60.1 m² ... 647 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.