



9 WYASTON GARDENS, ASHBOURNE, DE6 1HH

PRICE: £135,000



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DESCRIPTION

A good quality, first floor apartment providing spacious and pleasantly appointed, two-bedroomed accommodation in a popular and convenient residential location. Considered to be an ideal opportunity for the first-time buyer, professional couple or those looking for a buy to let investment opportunity the property benefits from electric heating and is double glazed throughout. It briefly affords large hallway with inbuilt storage cupboards, double aspect sitting/dining room, fitted kitchen, two double bedrooms and bathroom. Outside, communal gardens and single car parking space.

Early viewing advised.

ACCOMMODATION

A upvc sealed unit double glazed front door leads to

Entrance Vestibule having return staircase off with half landing, sealed unit double glazed window and wall mounted electric radiator.

Main Landing having two large inbuilt storage cupboards both with electric light and fitted shelves. Further inbuilt over stairs cloaks cupboard with hanging rail and shelf over.

Double Aspect Sitting/Dining Room 7.66m x 3.46m [25'2" x 11'4"] narrowing to 2.47m {8'1"} towards the rear. Sealed unit double glazed upvc windows to both front and rear. Decorative polished marble fireplace with Adam style surround and fitted decorative fuel effect electric fire. Electric panel radiator, corniced ceiling.

Kitchen 3m x 2.6m [9'10" x 8'6"] having a range of fitted units comprising base cupboards and wall cupboards in light oak with matching drawer bank and oven housing with inbuilt electric double oven. Ample round edge work surfaces with tiled splash backs, inset single drainer stainless steel sink unit with mixer tap and inset four burner ceramic induction hob. Appliance space with plumbing for washing machine and dishwasher. Provision for dryer. Upvc sealed unit double glazed window.

Bedroom One 3.5m x 3.23m [11'6" x 10'7"] with sealed unit double glazed window overlooking communal gardens. Electric panel heater. Inbuilt double opening wardrobe cupboard with hanging rail and double opening cupboard over.

Bedroom Two 3.5m x 2.48m [11'6" x 8'2"] with upvc sealed unit double glazed window again overlooking the garden area. Electric panel heater and inbuilt double opening wardrobe cupboard with hanging rail and double opening cupboard above.

Shower Room having fitments in white comprising large fully glazed shower cubicle with full height tiling to the walls and Triton T80 electric shower control. Pedestal wash hand basin and low flush wc. Upvc sealed unit double glazed window.

OUTSIDE

The property has the benefit of most pleasant lawned and planted communal gardens and car parking is available in a separate adjacent block.

SERVICES

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

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

It is understood that the property is held leasehold on the remainder of a 999 year lease from 14th May 1982. However, the owner of the property will become a member of Wyaston Gardens Ltd which owns the freehold interest in the whole of the Wyaston Garden site. Interested parties should verify this position with their solicitors. Service charges of £800 per annum are applicable (£400 every six months) which include buildings insurance, garden maintenance, management fees, sinking fund etc.

COUNCIL TAX

For Council Tax purposes the property is in band B

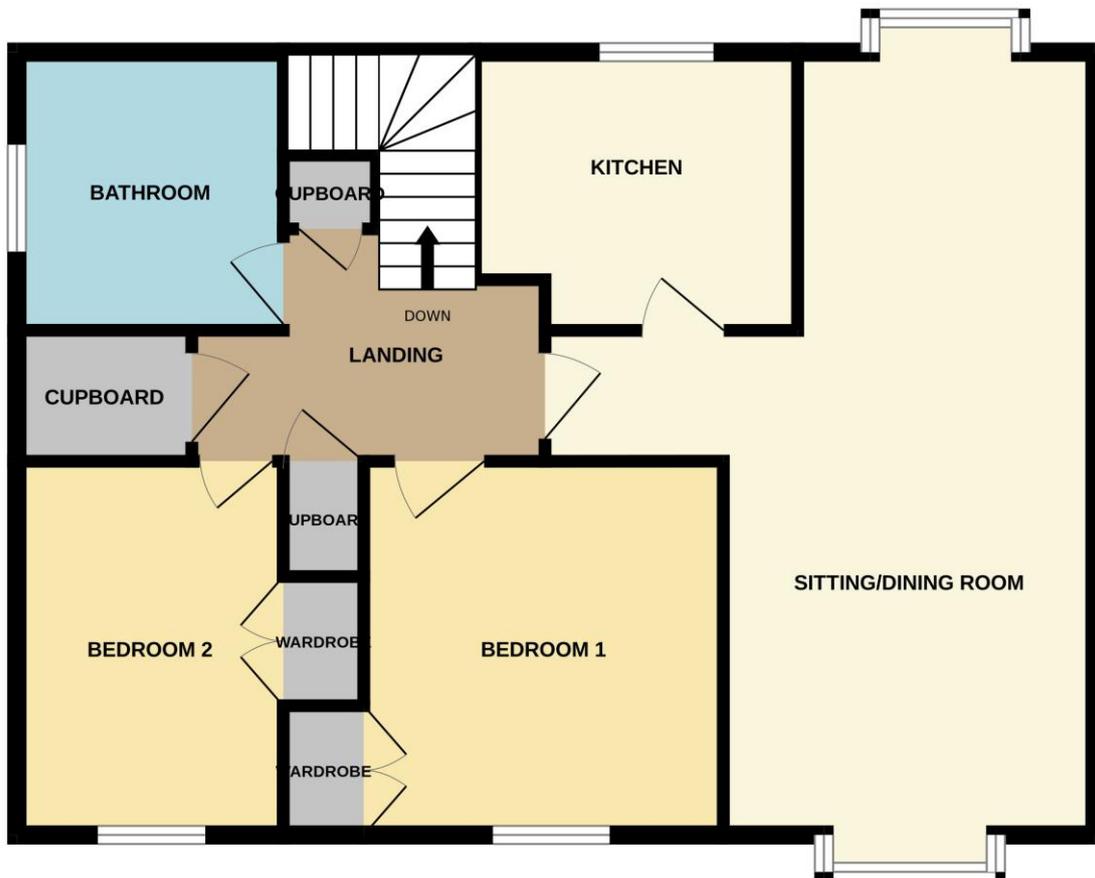
EPC RATING band D.

VIEWING

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

Ref FTA2683

GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 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.