

**AN IMMACULATE DUPLEX APARTMENT WITH TWO BEDROOMS AND TWO BATHROOMS**

**9 THORNLEY PLACE, ASHBOURNE, DE6 1PQ**



**OCCUPYING A PLEASANT EXCLUSIVE COURTYARD LOCATION CONVENIENTLY  
PLACED WITHIN THE HEART OF ASHBOURNE**

**PRICE: £189,500**

## DESCRIPTION

An immaculate duplex apartment located within this secure town centre gated complex with allocated parking space and visitor parking. The accommodation is arranged over two floors and briefly comprises dining kitchen, bathroom, two well proportioned bedrooms one of which offers an en suite shower room, along with an impressive and spacious sitting room on the upper floor.

**IDEALLY SUITED TO FIRST TIME BUYERS, PROFESSIONALS, ACTIVE RETIREES, AS A BUY-TO-LET OR 'LOCK UP AND LEAVE' SECOND HOME**

## ACCOMMODATION

A communal entrance door leads into a communal entrance hall with two flights of stairs leading up to the second floor. A personal entrance door leads to Apartment 9 opening into the

**Reception Hall** having a telephone intercom system, wall mounted electric heater, staircase leading to the upper floor, under stairs storage cupboard and further storage cupboard housing the hot water cylinder. Doors lead to the dining kitchen, both bedrooms and bathroom.

**Dining Kitchen** 6.55m x 4.19m (21'6" x 13'9") maximum and 2.99 (9'10") minimum. Comprising a modern range of wall and base units and drawers with integrated fridge freezer, Electrolux dishwasher and Bosch washing machine. Kenwood range style electric cooker with Neff extractor hood above. Work surface with inset one and a half bowl stainless steel sink unit, tiled splashback, two wall mounted electric heaters and three front aspect double glazed windows.

**Bedroom One** 4.55m x 2.69m (14'11" x 8'10") overall measurements. Having rear aspect upvc sealed unit double glazed window and wall mounted electric heater. A door opens into the

**En Suite Shower Room** comprising a corner shower cubicle with mains control shower, pedestal wash hand basin and low flush wc. Partially tiled walls, tiled flooring, heated towel rail, extractor fan, shaver point and ceiling spotlighting.

**Bedroom Two** 3.56m x 2.51m (11'8" x 8'3") with rear aspect upvc sealed unit double glazed window and wall mounted electric heater.

**Bathroom** comprising a panelled bath, wash hand basin, low flush wc, partially tiled walls, tiled flooring, heated towel rail, extractor fan and ceiling spotlighting.

On the upper floor there is a very spacious light and airy **Living Room** 7.62m x 6.53m (25' x 21'5") overall measurements. Having two Velux roof lights, rear aspect upvc sealed unit double glazed window and two wall mounted electric heaters.



## OUTSIDE

The property is approached via remote controlled electric security gates leading into a communal courtyard area where the property has an allocated parking space.

In addition there is also visitors parking and communal seating areas.

## SERVICES

It is understood that mains electric, water and drainage 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 leasehold on a 999 year lease commencing 1 April 2008. The service management charge is £95 per month. Each leaseholder will have an equal shareholding in the management company. The Freehold is an asset of the management company. Interested parties should seek verification from their own solicitor.

## COUNCIL TAX

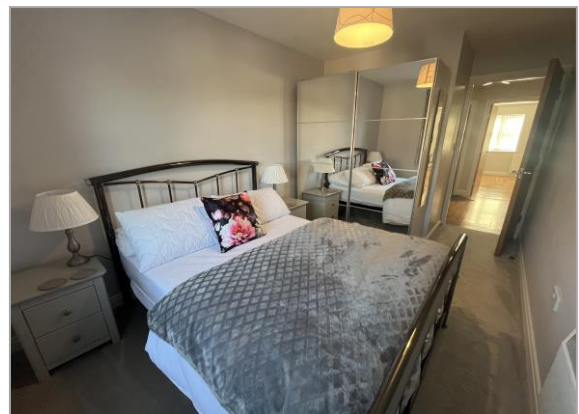
For Council Tax purposes the property is in band D

## EPC RATING D

## VIEWING

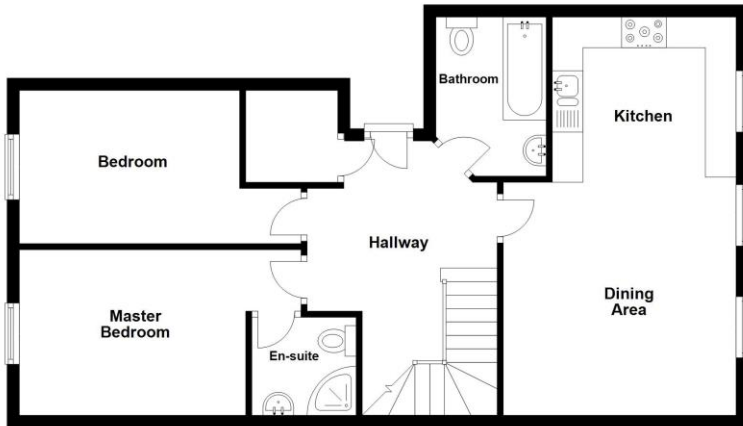
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

Ref FTA2701



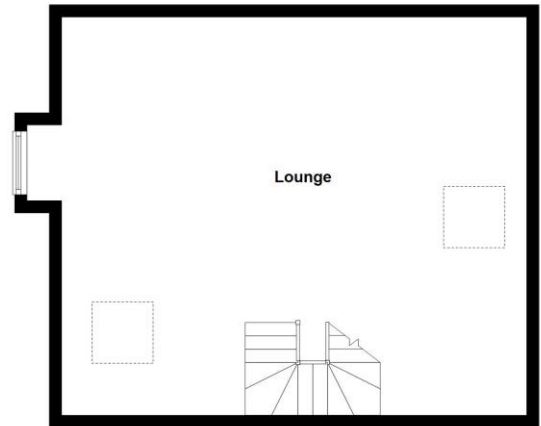
**Ground Floor**

Approx. 66.5 sq. metres (716.3 sq. feet)



**First Floor**

Approx. 50.0 sq. metres (538.5 sq. feet)



Total area: approx. 116.6 sq. metres (1254.8 sq. feet)  
**9 Thornley Place, Ashbourne, Derbyshire, DE6 1PQ**

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