



20 HENMORE PLACE, ASHBOURNE, DE6 1DZ

PRICE: £90,000



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ESTATE AGENTS CHARTERED SURVEYORS AUCTIONEERS

DESCRIPTION

A high-quality self-contained first floor retirement apartment occupying a most convenient location in the heart of Ashbourne overlooking Compton and within easy reach of the town's facilities and amenities.

The pleasantly appointed and well proportioned apartment has the benefit of gas fired central heating and sealed unit double glazing throughout. It was originally designed as a two bedroom apartment but now offers spacious one bedroom accommodation.

Being comprised within a small high-quality warden aided development, constructed for the occupation of persons over 55 years of age the property is ideal for occupation by the retired couple or single person.

ACCOMMODATION

A sealed unit double glazed entrance door leads to

Ground Floor Entrance Lobby with staircase off to first floor level.

Landing with single panel central heating radiator and door off to in built boiler cupboard with wall mounted Ideal gas fired boiler for domestic hot water and central heating, fitted slatted shelf.

L Shaped Sitting/Dining Room 5.49m x 3.1m (18' x 10'2") widening to 4.07m (13'4") plus deep square bay to the front having upvc sealed unit double glazed window. Further double-glazed side window. Feature marble effect fireplace with decorative contemporary electric fire, two single panel central heating radiators, corniced ceiling, serving hatch to kitchen.

Kitchen 3.12m x 1.97m (10'3" x 6'6") having single drainer stainless steel sink unit, fitted units providing base cupboards and wall cupboards, open shelf unit and glazed display wall cupboard. Electric cooker point, ceramic tiled worktops and matching splashbacks. Single panel central heating radiator.

Bedroom 4.18m x 2.9m (13'9" x 9'6") with upvc sealed unit double glazed window to the front and corniced ceiling.

Bathroom being of spacious proportions with fitments in white comprising panelled bath with mixer tap and shower handset, wash hand basin set into vanity unit with double opening cupboard beneath, low flush wc. Single panel central heating radiator, shaver point. Sealed unit double glazed window. Door off to

Large In Built Over Stairs Storage Cupboard with fitted storage shelves and coat hooks.

OUTSIDE

The property is part of a small complex of similar high quality retirement apartments and has the benefit of communal gardens and car parking. In addition, there is a



communal laundry room and guest suite facility.

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 held leasehold on the basis of a 75% share of a new 99 year lease.

SERVICE CHARGES

Service charges are payable for which for the year 2025 are per calendar month. The service charge includes the cost of buildings insurance, common parts maintenance, lighting etc. There is an on site warden.

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.

WHAT3WORDS cooked.fended.edit

Ref FTA2799

GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.7 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.