

**A HIGH QUALITY ONE BEDROOM SELF CONTAINED RETIREMENT
APARTMENT**

**38 CHATSWORTH COURT
ASHBOURNE
DE6 1PF**



PRICE: Offers Around £85,000

DESCRIPTION

Occupying a convenient position situated close to the heart of Ashbourne town centre within a complex of similar apartments specifically designed and constructed for occupation by persons over 60 years of age. This self-contained second floor flat offers one-bedroomed accommodation with pleasant views towards St Oswald's Church and is ideal for occupation by the couple or single person. The electrically heated, sealed unit double glazed property briefly comprises entrance hall, sitting room, fitted kitchen, double bedroom with fitted wardrobes and bathroom. There are beautifully maintained and well stocked communal gardens along with car parking for residents and visitors.

ACCOMMODATION

The Chatsworth Court complex is accessed via a main security entrance door. The apartment is located at second floor level which can be reached either by the passenger lift or by a staircase.

There is a personal entrance door to the apartment opening into the

Entrance Hall having corniced ceiling and inbuilt broom cupboard housing electricity switches.

Sitting Room being 'L' shaped and having maximum overall measurements of 17'6" x 14'5" [5.33m x 4.38m] and featuring a stone effect fireplace and hearth with fitted electric fire. Night storage heater, upvc double glazed window, corniced ceiling and double opening glazed doors lead to

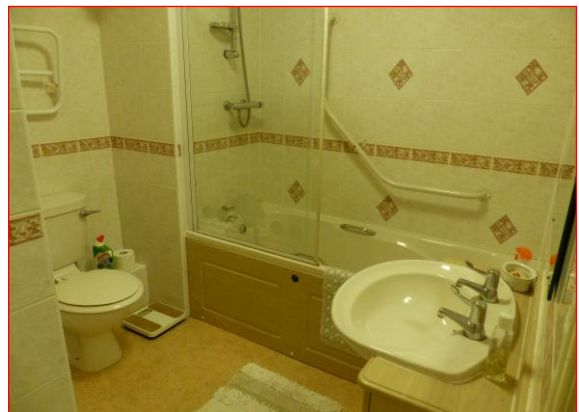


Kitchen 9' x 5'9" [2.74m x 1.8m] well fitted with a comprehensive range of good quality wall and base units and drawers, work surfaces with inset stainless steel sink and drainer unit, tiled splash backs, integrated Electrolux electric oven and Electrolux electric hob with extractor hood over, space for appliances, upvc double glazed window, corniced ceiling and Wall mounted Creda electric heater.



Bedroom 12'8" including wardrobe x 8'9" [3.86m including wardrobe x 2.67m] having a upvc double glazed window, corniced ceiling, night storage heater and useful inbuilt double opening wardrobe.

Bathroom being of spacious proportions and having fully tiled walls comprising panelled bath with mains control shower over, wash hand basin set into vanity unit with cupboard beneath and low flush w.c. There is a shaver light, corniced ceiling, wall mounted Creda heater and large inbuilt cupboard housing the water heating system and having slatted shelves.



OUTSIDE

The apartment has the benefit of the use of pretty and well maintained communal gardens and there is residents and visitors parking within the complex.

FACILITIES

There is a delightfully furnished residents lounge off which is a small kitchen area with stainless sink unit, storage cupboards etc., tea and coffee making facilities. There is also a guest bedroom suite for residents' visitors and a comprehensively equipped resident's laundry. An indoor refuse collection point is also provided.

SERVICES

It is understood that mains water, electricity 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

It is understood that the property is held leasehold on the remainder of a 125 year lease from 1 December 2002. There is an annual ground rent payable currently £365 per annum together with a service charge of approximately £2,645.96 per annum.

COUNCIL TAX

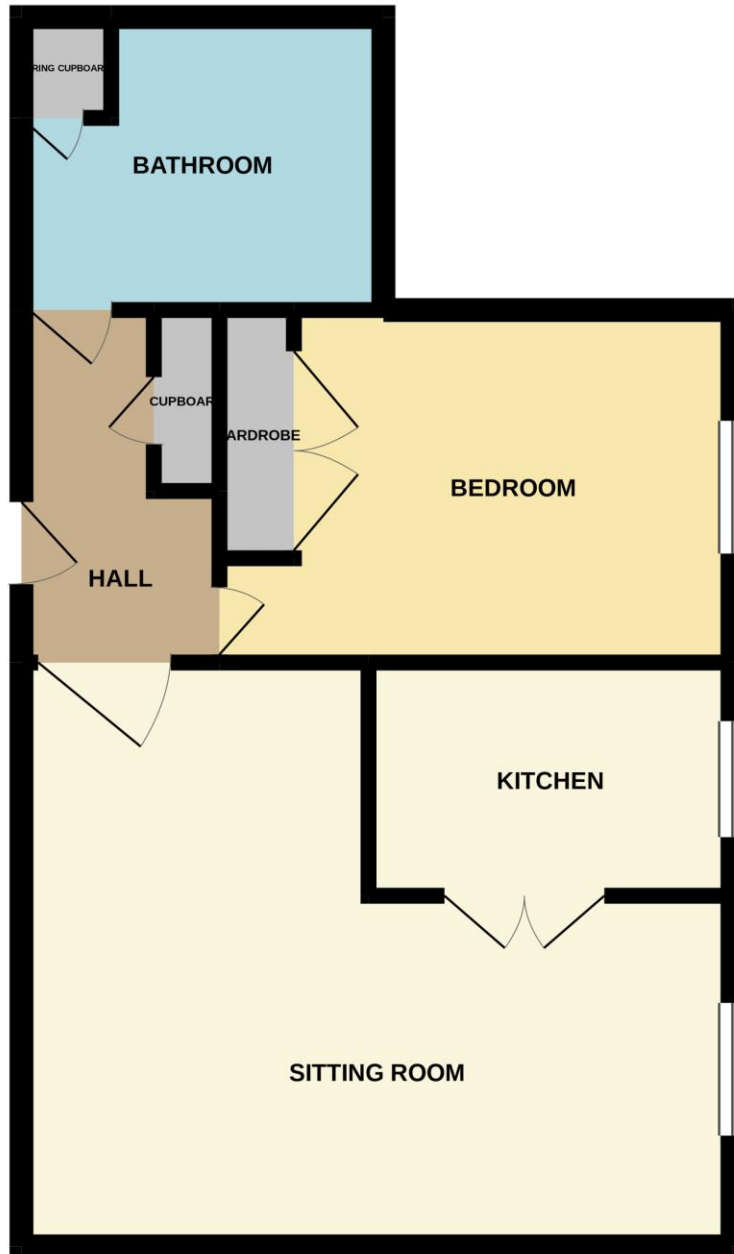
For Council Tax purposes the property is in band B.

EPC RATING B**VIEWING**

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

Ref: FTA2110

GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 472 sq.ft. (43.8 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.