



Crowther|Key

SALES

£45,000

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Washbrook Way 22 Ashbourne
Heights Park
Ashbourne DE6 1LE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CALL US ON 01298 214441 OR EMAIL sales@crowtherkey.co.uk



Washbrook Way Ashbourne Heights

Pemberton Avon 35ft x12ft 2016

Full description

Washbrook Way Ashbourne Heights

PembertonAvon 35ftx12ft 2016

Open plan lounge kitchen, diner

(20ft x 11ft 9in)

Floor units and rounded edge work tops, wall cupboards, stainless steel sink unit, gas cooker, extractor hood, integrated fridge and freezer, built In cupboard with Morco Combi, double radiator, radiator. Pull out Double sofa bed.

Shower room

Shower enclosure, pedestal wash basin, low flush WC, radiator, extractor fan.

Master bedroom

(10ft x 7ft 7in to wardrobe fronts)

Fitted wardrobes, dressing table unit and drawers, double radiator.

En suite WC

Low flush WC, pedestal wash basin, radiator, extractor fan.

Bedroom

(8ft 1 in x 5ft 4in)

Built in wardrobes, built in cupboards, radiator.

The Tranquil Escape - Ashbourne Heights: Experience the epitome of luxury rural living at Ashbourne Heights, a perfect retreat in England's beautiful Peak District. This central location delivers a unique blend of home comforts and idyllic atmosphere in meticulously maintained accommodations. The cleanliness and neatness of our surroundings undoubtedly meet the highest standards. Explore extensive local walks in breath-taking surroundings, soak in the peaceful ambience or unwind by our pristine swimming pool. A tidy, well-stocked onsite shop caters to your daily needs. The inviting play park offers fun-filled activities for guests of all ages in this friendly environment. Transcending regular retreat standards, experience a true home-away-from-home feeling, set amidst the serene countryside at Ashbourne Heights.

Site Information

Ashbourne Heights is central to most areas, with the closest town, Ashbourne, being only a 12-minute drive away, along the A515 (3.8miles). Here you can find an array of shops, cafés and public houses. There is also a hospital, St Oswald's which provides a walk-in centre on a Saturday and Sunday from 8am (no A&E). The closest, main hospital is the Derby Royal, which is a 30-minute drive, along the A52 (13.7 miles). Ashbourne offers a local bus route, if you don't fancy driving and these routes take you across cross-country to other surrounding villages and towns such as Belper, Matlock, and Bakewell. Bus routes can be found in our shop. If travelling via the motorway, you will need to keep a look out for M6 (North and South). Exit the M6 at junction 15 onto the A500 for Stoke on Trent. Continue on the A500 until its junction with the A50. Follow the A50 and signposts for Uttoxeter and Derby. Leave the A50 onto the A515 signposted for Ashbourne. You can access the train via various routes with up to 20 stations within a 20-mile radius. We recommend Derby train station (approx. 13 miles) from Ashbourne bus station. From here you can access most places.

Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

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