



**Taylor Court, Ashbourne DE6 1BZ**

**welcome to**

**Taylor Court, Ashbourne**

This spacious and well-maintained two-bedroom top-floor apartment is located within walking distance of Ashbourne town centre, offering a fantastic opportunity for first-time buyers, downsizers, or investors looking for a reliable rental property due to its long-standing rental history.



### Entrance Hall

6' 11" x 3' 10" ( 2.11m x 1.17m )

Upon entry, the L-shaped hallway is fully carpeted and provides access to all rooms, including the kitchen, lounge, both bedrooms, and the bathroom. A tiled airing cupboard houses the boiler and provides space for a washing machine, offering extra practicality. There is also a telecom to the secure communal front door.

### Kitchen/Breakfast Room

12' 3" x 7' 2" ( 3.73m x 2.18m )

The modern kitchen is well-equipped with high and low-level cupboards, tiled flooring, a four-ring gas hob with an extractor fan and electric fan oven, a stainless-steel sink beneath a front-facing window with great views overlooking Ashbourne, integrated fridge-freezer, and spotlights for a sleek and contemporary finish. In addition there is a full height larder cupboard along with a back lit wall cupboard.

### Living Room

16' 1" Plus Recess x 11' 9" ( 4.90m Plus Recess x 3.58m )

The lounge is a bright and inviting space with two side-facing windows with views out looking to Ashbourne town and an additional rear-facing window, allowing plenty of natural light to fill the room. It is fully carpeted and features a radiator.

### Main Bedroom

12' 2" Max x 10' 8" ( 3.71m Max x 3.25m )

The main bedroom is a generously sized double featuring fitted wardrobes, carpeted flooring, a radiator, and dual aspect windows to side and rear. It also benefits from a private en-suite.

### En Suite

The En-suite shower room which has been recently renovated in 2024 features a mains-powered corner shower unit, WC, sink with chrome mixer tap, tiled flooring, towel radiator, extractor fan, and a side-facing window.

### Bedroom Two

10' 6" Max x 9' 11" Max ( 3.20m Max x 3.02m Max )

Bedroom two is another well-proportioned double room, featuring a side-facing window, carpeted flooring, and a radiator, making it an ideal guest bedroom, home office, or additional living space.

### Bathroom

The bathroom is modern and stylish, featuring tiled flooring and wall tiling around the bath area. It includes a bath with a mains water shower attachment, WC, sink with chrome mixer tap, towel radiator, and spotlights, with a side-facing window providing natural light and ventilation.

### Outside

Access to the apartment is via a secure front door, leading to a well-maintained communal staircase. The apartment is situated on the top floor.

A huge benefit of this property is the garage, located within the garage block outside. The garage features an up-and-over door, offering secure parking or additional storage space.



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## Taylor Court, Ashbourne

- No chain - available immediately
- Recently refurbished en suite shower room (2024)
- Quiet top-floor position with town and countryside views
- Secure garage plus parking in front

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1016.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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