



Eliot Lodge King Edward Street, Ashbourne DE6 1TY

welcome to

Eliot Lodge King Edward Street, Ashbourne

* GUIDE PRICE £200,000 - £210,00 *

Stylish and well maintained one bedroom apartment designed for practical and well thought out retirement living. Turn key ready and has no chain.



Hallway

Entering the property into the carpetted hallway, you have access to the lounge, bedroom and shower room.

Lounge/Diner

23' 2" max x 10' 6" max (7.06m max x 3.20m max)

This spacious and well maintained lounge offers a welcoming and versatile living space. Neutrally decorated throughout, the room features electric radiator, carpetted flooring and a front aspect window, allowing plenty of natural light. A modern electric fireplace serves as a focal point to the room.

Kitchen

7' 8" max x 8' (2.34m max x 2.44m)

A modern and stylish kitchen featuring white subway tile splashbacks and contemporary spot lighting. Designed in a functional U shape, it offers a range of matching base and wall units and includes an integrated electric hob with extractor hood, a Zanussi oven, fridge freezer and washing machine. A stainless steel sink is perfectly positioned beneath the window over the front elevation.

Bedroom

11' plus recess x 8' (3.35m plus recess x 2.44m)

A bright and well proportioned double bedroom featuring a front aspect window that provides the space with plenty of natural light. The room benefits from a useful recessed area, currently being utilised as a dressing space along with fitted wardrobes to the opposite wall. An electric heater ensures comfort year round.

Shower Room

A well appointed shower room providing a modern three piece suite, including a corner shower, WC and a sleek vanity unit with integrated sink, mirror and overhead storage cupboard. Decorative tiling to the walls and an electric towel radiator.

Storage Room

7' 11" x 3' 2" (2.41m x 0.97m)

A useful space providing extra storage.



view this property online bagshawsresidential.co.uk/Property/ABN106591



welcome to

Eliot Lodge King Edward Street, Ashbourne

- One Bedroom apartment
- 24 hour Careline system
- Secure video entry
- Lodge Manager
- Easy access into town

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 3122.10

Ground Rent: 575.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£190,000



Please note the marker reflects the
postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/ABN106591



Property Ref:
ABN106591 - 0014

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01335 346677



Ashbourne@bagshawsresidential.co.uk



1 Shawcroft Centre, Dig Street, ASHBOURNE,
Derbyshire, DE6 1GF



bagshawsresidential.co.uk