

Bernard Gadsby Close

Ashbourne, DE6 1RB



Offered with no upward chain. A superb, modern two bedroom second floor apartment located in a popular cul de sac within walking distance of the town centre.

Guide Price £120,000



John German 

This modern two bedroomed second floor apartment is located near the town centre of Ashbourne. It has double glazing and gas central heating.

Bernard Gadsby Close is located close to the town centre of Ashbourne and also near Homebase and Marks & Spencer complex.

The property is offered with no chain.

A spacious apartment with feature open plan sitting room and kitchen with dining area. There are two bedrooms and a refitted shower room. Outside has communal gardens and two allocated parking spaces

Accommodation

Entrance is via communal lobby with electric security door. Stairs up to the second floor with communal landing and main entrance door into the apartment hall with storage cupboard which houses the central heating boiler. Doors off to the main rooms and loft hatch.

The sitting room has a Juliet balcony facing the rear elevation and is open plan to the fitted kitchen/diner with a range of wooden effect base and wall mounted units with roll top surfaces over, electric hob, electric fan assisted oven, plumbing for washing machine and space for fridge freezer.

There are two bedrooms and a shower room having a white suite comprising shower cubicle, low level WC, wash basin and fully tiled walls.

Outside

Communal gardens and two allocated parking spaces.

Directions

From Dig Street bear left to the traffic lights turning right onto Station Street heading towards Uttoxeter A515. Proceed over the next island going passed the Ashbourne Leisure Centre and Hospital. Turn right onto Bernard Gadsby Close and follow the road round, the apartment block is located on the right hand side.

Tenure

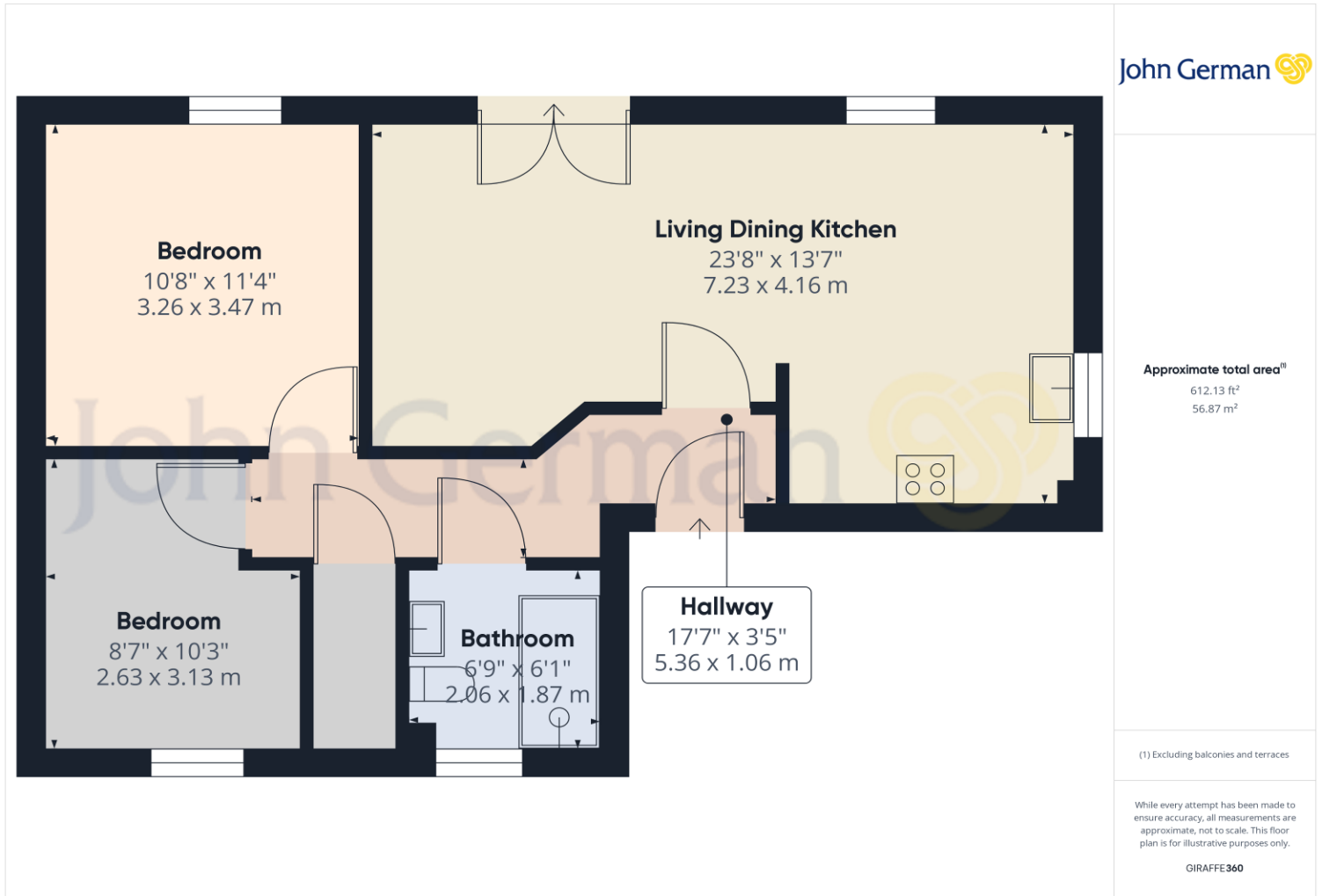
Leasehold. (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced 01/06/2007. Current service charge £1320 per annum. Includes building insurance, cleaning of communal areas, communal gardening, fire maintenance, repairs and sinking fund. No ground rent.

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability. Broadband Internet Connection is available.

Useful Websites: www.derbyshiredeales.gov.uk
www.gov.uk/government/organisations/environment-agency


Our Ref: JGA/09032023

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band B







Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(81 - 91)	B	82	83
(69 - 80)	C		
(55 - 68)	D		
(39 - 54)	E		
(21 - 38)	F		
(1 - 20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 	



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

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