



One bedroom second floor retirement apartment located near the centre of Ashbourne. Popular retirement complex with a range of in-house facilities for the residents.

£80,000



John German



This sale offers an excellent opportunity to acquire this second floor one bedroom apartment, positioned within a McCarthy and Stone development, conveniently located for town centre shops and amenities. Furthermore, the development enjoys a communal lounge with kitchenette area, laundry room with dryers, a large communal well appointed lawned garden and parking for residents and visitors. There is a manager on site, and a guest bedroom with ensuite available for a nominal fee per night for visiting guests, and there are regular social events. A 24 hour Careline system is fitted throughout, providing peace of mind. The apartment itself is very conveniently positioned for the lounge, guest suite, laundry room and manager's office.

The market town of Ashbourne, known as the Gateway to the famous Peak District National Park, provides an excellent and varied range of amenities including shops, cafes, restaurants, regular bus services, library, park, cinema and recreational facilities.

Entering the apartment into the reception hallway, there are doors off to the lounge, bathroom, bedroom and useful storage cupboard housing electric circuit board and hot water tank and a loft hatch access.

Walking into the sitting room, you'll find an electric storage heater and a fireplace with an inset electric fire. French doors lead to the kitchen, and a window offers a pleasant view of the south-facing communal garden. A notable feature of this apartment is the additional dining area in the sitting room, a rare advantage compared to similar apartments.

Entering the kitchen, you'll find rolled-edge preparation surfaces with an inset stainless steel sink, complete with an adjacent drainer and hot and cold taps, all surrounded by a tiled splashback. The kitchen features a range of cupboards and drawers below, providing ample storage, along with space for a fridge and freezer. It includes an integrated electric oven with a four-ring electric hob and extractor fan, complemented by wall-mounted cupboards. A window overlooks the rear communal garden, and an electric heater ensures a comfortable environment.

The double bedroom features an electric storage heater and convenient built-in wardrobes with mirrored concertina doors. A window overlooks the communal gardens at the rear, providing a pleasant view.

The shower room is well-appointed with a wash hand basin featuring hot and cold taps, set above vanity base cupboards for added storage. It includes a low-level WC and a double shower unit equipped with a chrome mains shower. Additional features include an electric extractor fan, an electric towel rail, and a separate electric heater.

Outside, the complex is set in beautiful communal gardens which are well maintained and stocked with a variety of plants with a main central lawn. There is also visitor parking.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced 2007 for 125 years. Service/garden maintenance charges currently £3,161.22 per annum. Ground rent £365 per annum.

Property construction: Standard

Parking: Residents parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/19062024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

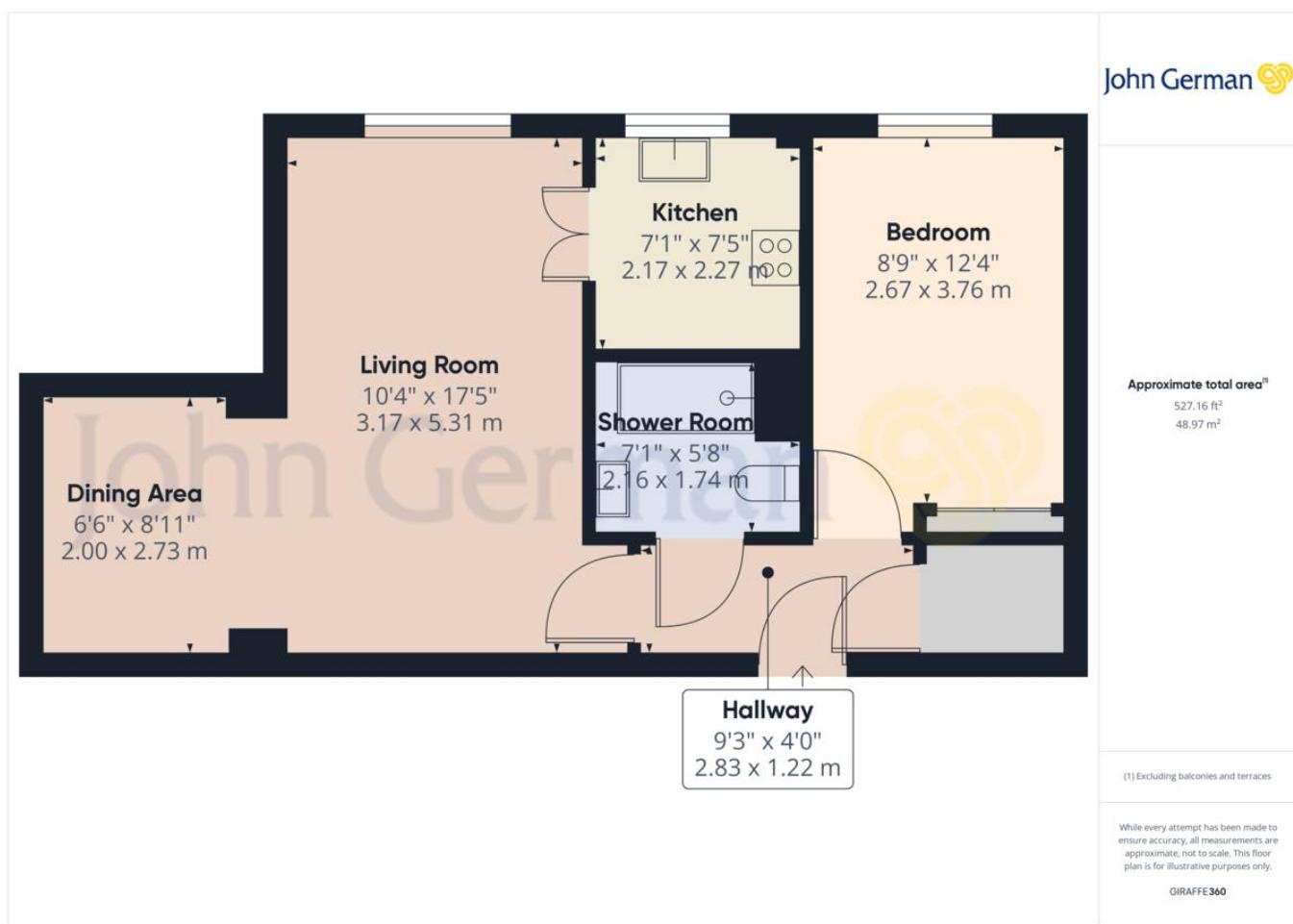
John German 

Approximate total area⁽¹⁾
527.16 ft²
48.97 m²

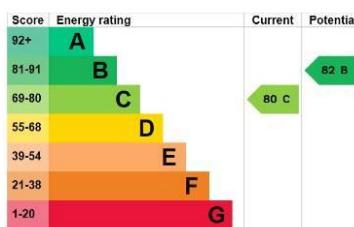
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360







OnTheMarket

rightmove

RICS

arla
propertymark
PROTECTED

naea
propertymark
PROTECTED

The Property
Ombudsman

tsi
APPROVED CODE
TRADINGSTANDARDS.UK

John German

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

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.