

Chatsworth Court, Park View

Ashbourne, DE6 1PF

John
German



Park View

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£65,000

NO UPWARD CHAIN – One double bedroom FIRST FLOOR apartment situated in the highly convenient McCarthy and Stone retirement home development in the centre of Ashbourne.

This sale offers an excellent opportunity for the discerning purchaser looking to acquire this first floor one double bedroomed apartment, positioned within a highly convenient McCarthy and Stone retirement home development. The property is sold with the benefit of no upward chain. Furthermore, the development enjoys a communal day room with kitchenette area, communal laundrette, a large communal well appointed lawned garden and residents parking. There is a manager on site, furthermore, there is the option to rent a guest bedroom with ensuite for a nominal fee per night for visiting guests.

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, schools, transport and recreational facilities and is situated only 13 miles west of Derby city centre. The A50 dual carriageway is located miles 8 miles south of the town and provides convenient onward travel to the M6 and Stoke on Trent to the west and other East Midlands centres to the east.

Entering into the reception hallway, there are doors off to the bedroom, bathroom, lounge/diner and storeroom.

The lounge/diner includes an electric fireplace and electric radiators, with UPVC French doors that open onto a Juliet balcony. Wooden French doors lead to the kitchen, which has rolled-edge countertops with an inset stainless steel sink, chrome taps, and a tile splashback. There are plenty of cupboards and drawers, with space for a fridge and separate freezer. The kitchen also features an integrated electric oven and grill, a four-ring electric hob with an extractor fan, wall-mounted cupboards, and an electric heater.

The double bedroom has useful built-in wardrobes with mirrored concertina doors, electric radiator and double glazed wooden windows to the front.

The bathroom includes a wash hand basin with hot and cold taps, set above vanity base cupboards for added storage. It features a low-level WC and a bath with both hot and cold taps, complemented by a chrome mains shower with a glass shower screen. Additionally, the bathroom is equipped with an electric towel rail, a separate electric heater, and an electric extractor fan.

There is a useful storeroom offering useful storage space, whilst also housing the electric circuit board and hot water tank with shelving.

Tenure: Leasehold. Ground rent = £374 pa Service Charge = £3400 pa

Lease start date 2003 with 104 years remaining (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Residents car park **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/>

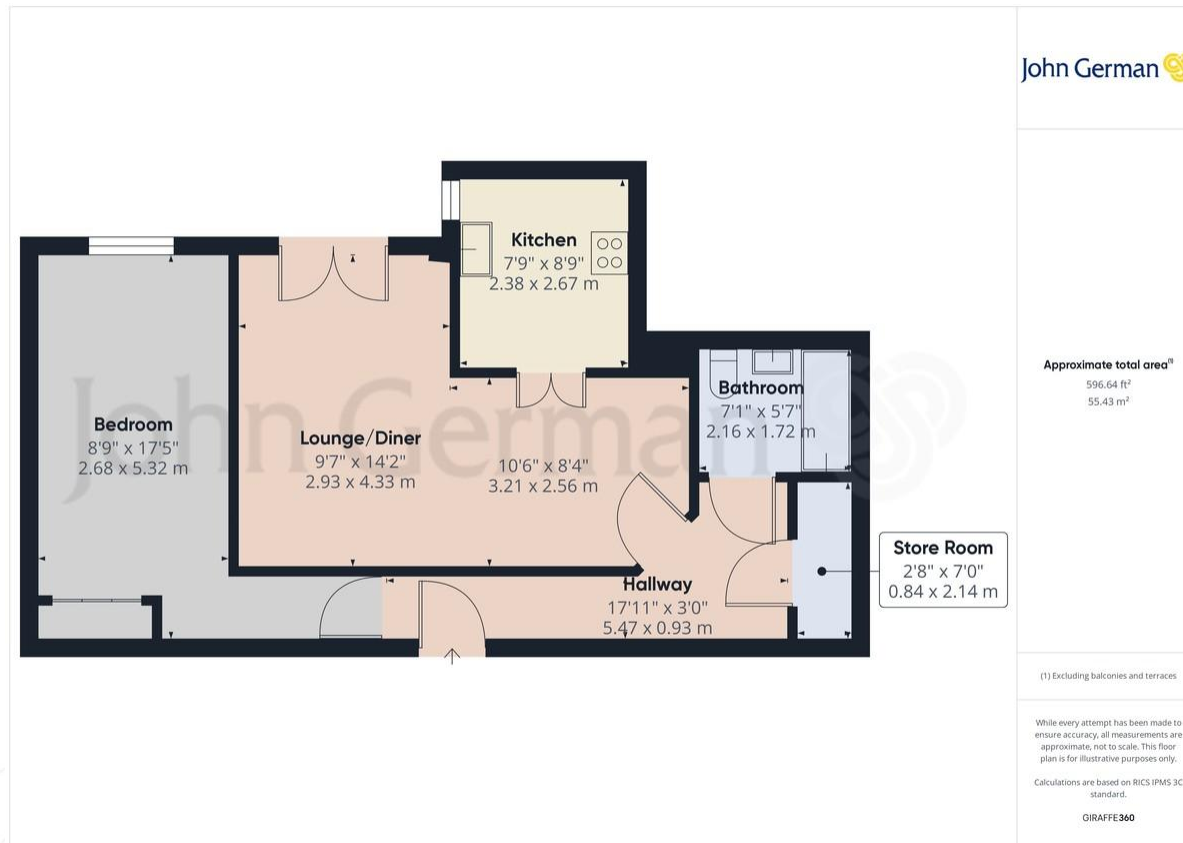
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band B

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

Our Ref: JG A30092024







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.



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