

Madge House, Park Road

Ashbourne, DE6 1FN



Spacious and characterful three-bedroom duplex apartment in a prime town centre location.

Retaining original features, high ceilings and generous storage, this home offers a practical layout over two floors. Includes two bathrooms, two allocated parking spaces and no upward chain. Ideal for professionals, downsizers, or as a holiday home.

£230,000



John German

Located in the heart of the town centre, 4 Madge House is a spacious and characterful three-bedroom duplex apartment, offering many original features including high ceilings, and generous storage throughout. This well-proportioned property provides a practical layout over two floors, comprising a generous living space, three bedrooms and two bathrooms, making it suitable for a range of buyers, including professional couples and downsizers. The apartment benefits from a charming blend of period character and modern convenience, with ample built-in storage options that enhance its practicality.

With two allocated resident parking spaces, this home offers both comfort and convenience in a setting that allows easy access to local shops, restaurants and amenities, all within a short walking distance. Its central location, generous storage and flexible layout also make it an ideal option for use as a permanent residence, an Airbnb, or a holiday home. The property also benefits from having no upward chain.

Upon entering the reception hallway, there is a staircase to the first floor with useful understairs storage cupboards. There is an additional built-in storage cupboard and doors which lead off to the kitchen and sitting room. The kitchen is well-appointed, featuring granite preparation surfaces with an inset stainless steel sink, a chrome mixer tap and a matching upstand surround. Integrated appliances include a fridge freezer, an electric oven and grill, a four-ring electric hob and an extractor fan. Wall-mounted cupboards provide further storage, with a wooden sash window to the front. The sitting room is bright and well-proportioned, benefitting from dual-aspect sash windows to the front and side. A door leads to the guest cloakroom/utility room, which includes a low-level WC, a wash hand basin and space for appliances, with plumbing for a washing machine.

The principal bedroom is a generous double, enjoying dual-aspect views through a wooden sash window to the front and a second window to the rear. This room benefits from an ensuite bathroom, fitted with a white suite comprising a pedestal wash hand basin, a low-level WC, and a bath with a chrome mixer tap and shower head. An electric extractor fan is also installed.

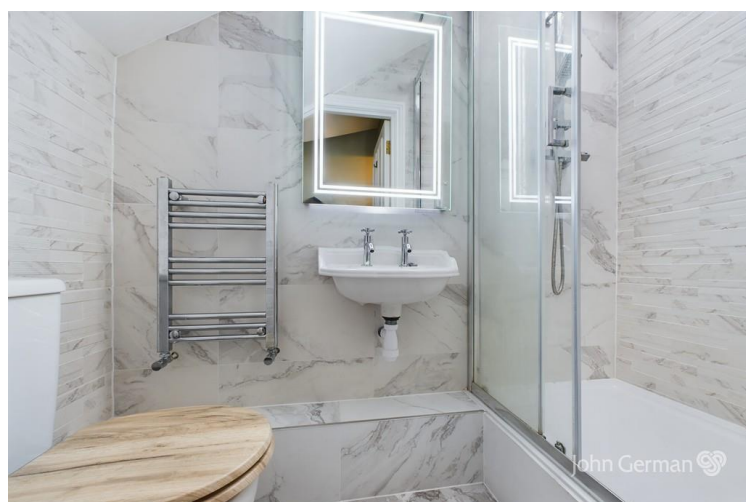
The first-floor landing provides access to the remaining bedrooms and shower room, with additional storage cupboards built into the eaves. The second bedroom is a spacious double, featuring a large wardrobe with sliding doors, which leads to further useful eaves storage cupboards. There are further storage cupboards, one of which houses the Glow Worm combi boiler. The third bedroom is a well-proportioned single, complete with generous eaves storage space, including a hanging rail for additional convenience. The shower room is well-presented and fully tiled, comprising a white suite with a wash hand basin, a low-level WC and a double shower unit with a chrome mains shower. There is also a chrome ladder-style heated towel rail and a heritage roof window.

Externally, the property benefits from two allocated parking spaces within a secure, gated residents' parking area to the side of the building, adding further convenience to this well-located home.

Tenure: Leasehold. Lease commenced 1 September 2005 for 999 years
Ground rent: £50 per annum. **Service charge:** £1440 per annum.
(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:** Gated residents parking.
Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: 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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/18022025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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
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