

Chatsworth Court, Park View

Ashbourne, DE6 1PF



A one double bed roomed ground floor apartment situated in the highly convenient McCarthy and Stone retirement home development in the centre of Ashbourne.

NO UPWARD CHAIN

£110,000



John German

This sale offers an excellent opportunity for the discerning purchaser looking to acquire this ground floor one double bed roomed apartment, positioned within a highly convenient McCarthy and Stone retirement home development. The property is sold with the benefit of no upward chain and having been recarpeted throughout. Furthermore, the development enjoys a communal day room with kitchenette area, communal launderette, a large communal well appointed lawned garden and residents parking. There is a manager on site and 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. It is also close to a hospital and pharmacy. 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 the apartment through the wooden door into the entrance hallway, there are doors off to the shower room, store room, bedroom, and lounge/diner.

The lounge/diner is a spacious and bright room, with the added benefit of having a door straight outside for easy access inside and out. French doors open into the kitchen, which has rolled edge preparation surfaces with inset stainless steel sink with adjacent drainer with tile splashback surround. Having a range of cupboards and drawers beneath, a fridge and separate freezer (both included in the sale), electric fan assisted oven and grill with separate four-ring electric hob with extractor. There are also complementary wall mounted cupboards and an electric heater.

The bedroom is a spacious double, with built-in wardrobes with mirrored concertina doors.

Moving into the shower room, there is a wash hand basin with a vanity base cupboard beneath, a low-level WC and a double shower unit with chrome mains shower. There is also an electric extractor fan, separate electric heater and electric heated towel rail.

Off the hallway is a separate store room, which offers useful storage space with electric circuit board and electric hot water tank with shelving.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 125 years from December 2002.
Ground rent: £182.50 half yearly.
Service charge: £1835.22 half yearly that includes grounds maintenance, water bills, building cover, building intercom and a 24hr pull cord system. The development enjoys a communal day room with kitchenette area, communal launderette, a large communal well appointed lawned garden and residents parking. There is a manager on site and the option to rent a guest bedroom with ensuite for a nominal fee per night for visiting guests.

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

Property construction: Standard

Parking: Residents parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Fibre to the cabinet

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/06082025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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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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