



ESTATE AGENTS

... the key to a successful move



Grove Park, Moor Road, Ashover, Chesterfield, S45 0AQ

**Offers in the
region of
£249,950**

- Retirement apartments with minimum age to purchase of 50
 - Allocated parking
 - Domiciliary care services available
- Located in the desirable village of Ashover
 - No onward chain
 - 120 years remaining on the lease

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

A Superb and rarely available opportunity to purchase a well-presented two double bedroom Ground Floor Apartment in a supported living environment the accommodation overlooks the beautiful gardens of this modern retirement village for the over 50's. Grove Park is a small development of other similar apartments which have the benefit of a communal lounge available for all residents, allocated car parking spaces with additional visitor spaces available.

Ashover is an incredibly sought-after village nestled in the picturesque Peak District and offers a variety of amenities in the village with family ran shops, local farms shops and bistro pubs. There are further amenities in nearby villages, with local buses linking you to Chesterfield Matlock & beyond.

Ashover House offers optional domiciliary care services at additional costs if required. Further details of services and prices can be obtained via agent.

GROUND FLOOR

ENTRANCE HALL 5'1" x 9'6" (1.55m x 2.91m)

Glazed entrance door, ceiling light point, radiator, inner door to living space.

OPEN PLAN LIVING & KITCHEN SPACE 17'10" x 16'4" (5.46m x 4.98m)



Living Space

Coving to the ceiling, recessed lighting, ceiling and wall light points, radiator, double glazed window

Kitchen Area

Fitted with a range of wall and base units with co-ordinating work tops, built in electric oven, gas hob and extractor, sink and drainer with mixer tap. Recessed lighting, part wall tiled, ceramic tiled flooring.



BEDROOM 14'2" x 10'2" (4.34m x 3.10m)

Fitted with a comprehensive range of wardrobes. Ceiling light point, radiator double glazed window



BEDROOM 11'10" x 7'8" (3.63m x 2.34m)

Ceiling light point, radiator, double glazed window



BATHROOM

Fitted with a four piece white bathroom suite comprises: panelled bath, pedestal wash hand basin, low level w.c. separate

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shower enclosure. Ceiling light point, heated towel rail, part wall tiled, double glazed window.



EXTERNAL

To the rear of the apartment is a patio seating area. Mature communal gardens with seating areas to the front, Allocated car parking space with additional visitor spaces.



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents 01782 268422

Services

We believe all are available.

Tenure

Assumed to be freehold.

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which


is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

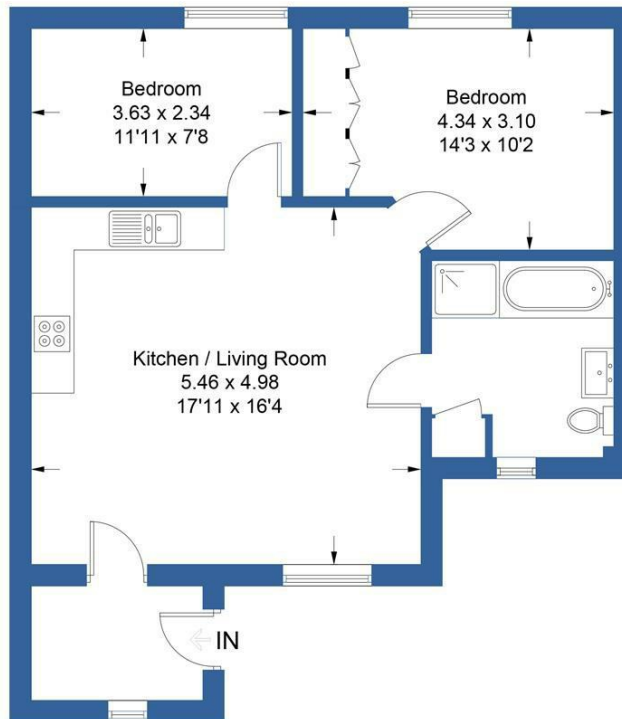


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Apartment 8, Ashover House

Approximate Gross Internal Area = 61.8 sq m / 665 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

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