ABODE
SALES & LETTINGS

Chatsworth Court, Park View, Ashbourne, Derbyshire, DE6 IPF

£79,950



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Situated within the popular Chatsworth Court retirement development in Ashbourne, this well-presented one-bedroom first-floor apartment offers spacious, comfortable accommodation in a peaceful setting, enjoying delightful views across the beautifully maintained communal gardens.

The accommodation includes a welcoming entrance hallway with useful storage, a particularly generous lounge and dining room featuring French doors opening onto a Juliet balcony, a fitted kitchen with integrated appliances, a spacious double bedroom with mirrored fitted wardrobes and a well-appointed shower room. The apartment also benefits from electric heating and an emergency response system.

Ideally positioned within easy reach of Ashbourne town centre and its excellent range of shops, cafés and local amenities, the property presents an attractive opportunity for those seeking a comfortable, low-maintenance retirement home.

The development is managed by FirstPort, with an annual service charge of £3,754.54 and ground rent of £414.69 per annum, giving a combined annual charge of £4,169.23. Prospective purchasers should confirm the lease terms and charges through their solicitor.

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Leasehold & Management Information

The development is managed by FirstPort, with the following charges advised:

Service charge: £1,877.27 every six months, equivalent to £3,754.54 annually.

Ground rent: £414.69 per annum, payable in two six-monthly instalments.

Combined annual service charge and ground rent: £4,169.23.

Service charge periods: 1st March to 31st August and 1st September to 28th February.

Next service charge payment due: 28th February.

Prospective purchasers are advised to verify the lease terms, ground rent, service charges and associated management arrangements through their legal representative prior to exchange of contracts.

Hallway

Accessed via a timber entrance door, the welcoming hallway provides access to the accommodation and benefits from a useful built-in storage cupboard housing the hot water boiler, electrical consumer unit and fitted shelving, offering practical utility storage. Additional features include an electricity meter, smoke alarm, emergency response system, doorbell and security chain.

Lounge/Diner

A particularly attractive feature of the apartment is the generously proportioned lounge and dining room, enjoying a delightful rear aspect overlooking the established communal gardens.

UPVC double-glazed French doors open onto a Juliet balcony, allowing plenty of natural light into the room whilst taking full advantage of the pleasant garden views and peaceful surroundings.

The spacious accommodation provides ample room for comfortable lounge furniture alongside a dedicated dining area. Additional features include a focal-point electric fireplace with decorative surround and mantelpiece, television aerial point, electric storage heater and internal double doors.























Kitchen

The fitted kitchen benefits from a UPVC double-glazed window overlooking the communal gardens and features a range of matching wall and base storage cupboards, drawers and roll-edge preparation work surfaces.

Integrated appliances include a four-ring hob with extractor hood above, together with a built-in oven and grill. A stainless steel sink and drainer with mixer tap is complemented by plumbing and space for freestanding under-counter appliances.

Additional features include complementary wall tiling and an electric fan heater.

Double Bedroom

A well-proportioned double bedroom enjoying a pleasant rear aspect through a UPVC double-glazed window, overlooking the communal gardens.

The room benefits from an extensive range of fitted wardrobes with mirrored sliding doors, incorporating hanging rails and shelving, providing excellent storage without compromising the available floor space.

Further features include an electric storage heater, television aerial point and telephone connection.

Shower Room

Appointed with a three-piece suite comprising a low-level WC, wash hand basin with fitted vanity storage beneath and a generous shower enclosure with sliding glazed screen, fitted shower and grab rail.

The room is complemented by tiled wall coverings, a heated towel rail, electric fan heater and extractor fan.

AML Disclaimer

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds.

Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners. These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.

Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources.

Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

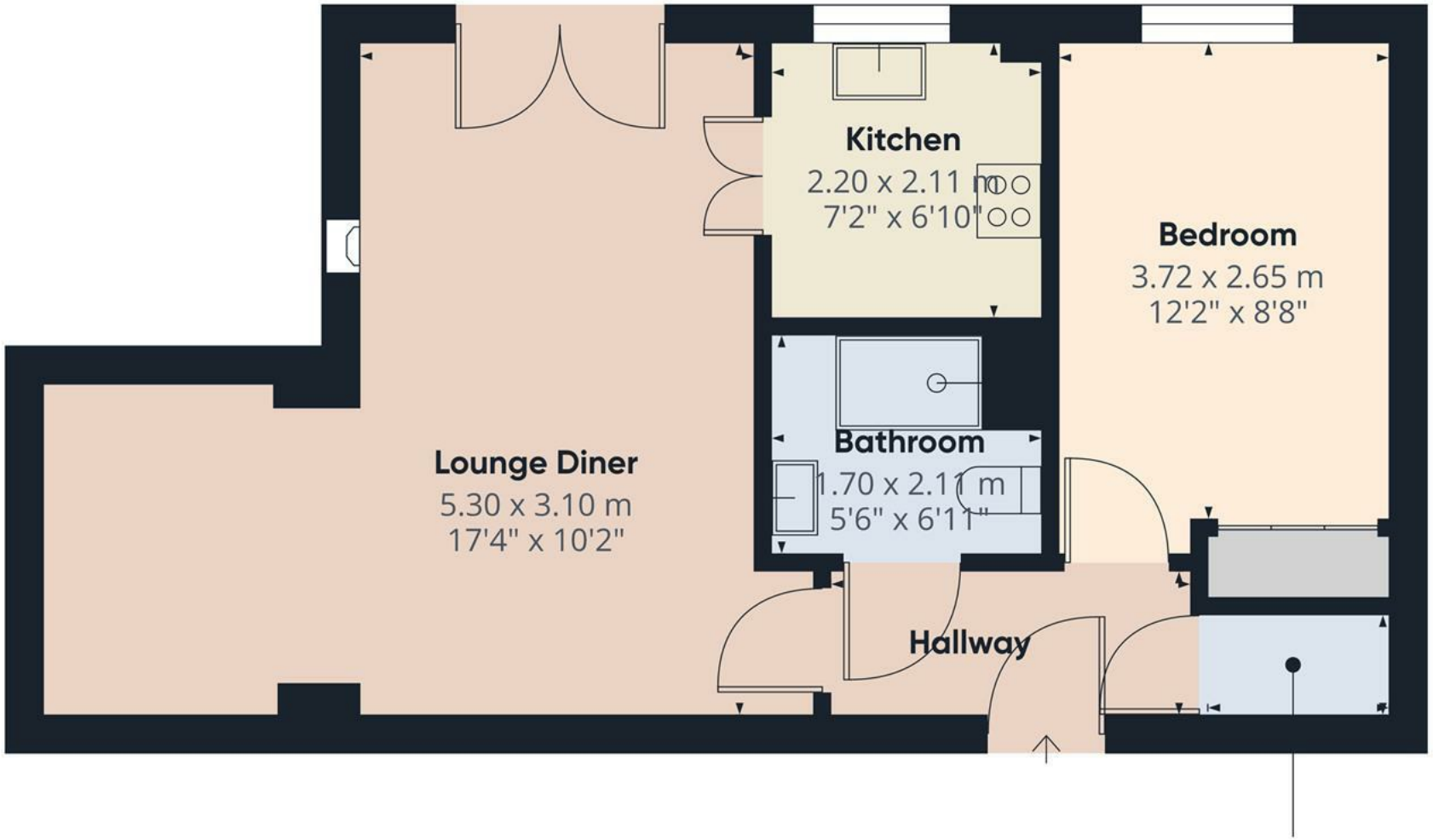
Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.









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Approximate total area(1)

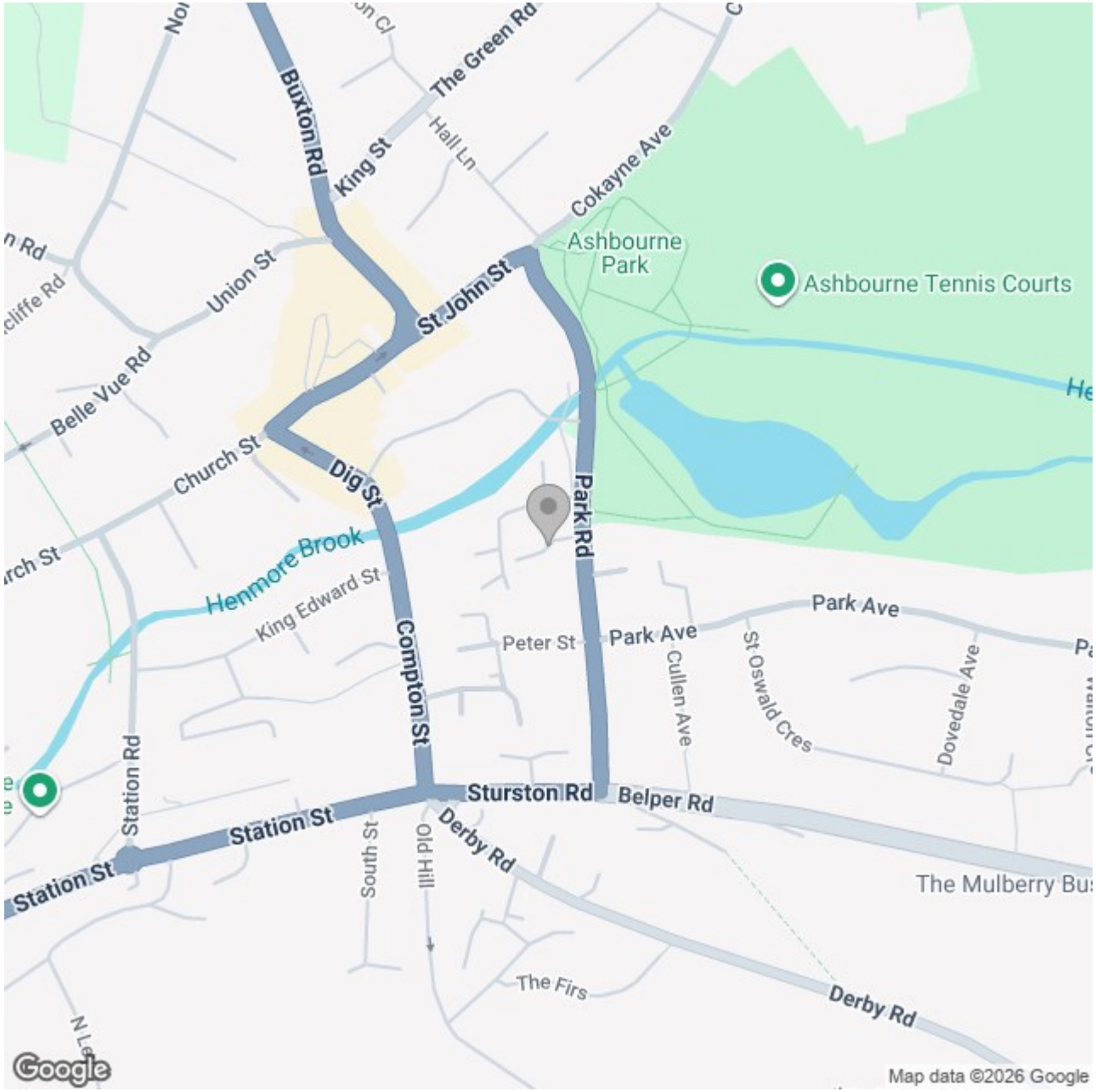
47.3 m²

511 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	81	88
	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.