



**5 HENMORE PLACE,  
ASHBOURNE, DE6 1DZ**

**PRICE: £109,950**

**ASHBOURNE:** 11 Church Street, Ashbourne, DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk

**MATLOCK:** Archway Estate Office, 16 Crown Square, Matlock, DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk

[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)



## DESCRIPTION

A self contained ground floor two bed roomed retirement apartment, occupying a convenient position situated in the heart of Ashbourne town centre within this warden aided development, constructed for the occupation of persons over 55 years of age

The apartment has gas central heating, upvc double glazing and briefly comprises entrance hall, sitting/dining room, kitchen, two bedrooms and shower room. The property has the benefit of communal gardens and residents parking.

Considered ideal for the retired couple or single person.

No upward chain.

## ACCOMMODATION

A UPVC double-glazed entrance door opens into the

**Entrance Hallway** with radiator, two in-built storage cupboards and doors lead to the sitting/dining room, both bedrooms and shower room.

**Sitting/Dining Room** 4.97m x 2.83m (16'3" x 9'3") with UPVC double-glazed window, radiator and feature fireplace with inset electric fire. A door leads into the

**Kitchen** 3.48m x 1.66m (11'5" x 5'5") comprising a comprehensive range of wall and base units and drawers, worksurface with inset stainless-steel sink and drainer unit, tiled splashback, appliance space for for a fridge freezer, washing machine and electric cooker. Blanco extractor hood, wall mounted Ideal gas central heating boiler, UPVC double-glazed window and radiator.

**Bedroom One** 3.72m x 2.92m (12'2" x 9'7") comprising a range of fitted bedroom furniture including double wardrobe and two single wardrobes, over-bed cupboards, bedside tables and dressing table. UPVC double-glazed window and radiator.

**Bedroom Two** 3.19m (plus door recess) x 1.95m (10'5" x 6'5") with UPVC double-glazed window and radiator.

**Shower Room** 2.18m x 1.81m (7'2" x 5'11") comprising a shower cubicle with Mira Sport electric shower, wash-hand basin with vanity unit below, low



flush WC, tiled splashback, UPVC double-glazed window and heated towel rail.

### **OUTSIDE**

The property has the benefit of communal gardens, parking and drying areas. In addition, the complex is served by communal laundry room and guest bedroom suite facility. There is also a resident on-site warden.

N.B. Purchasers must be of a pensionable age - retired or in receipt of a state/private pension. Minimum age requirement is 55 years old.

### **SERVICES**

It is understood that all mains services are connected.

### **FIXTURES & FITTINGS**

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

### **TENURE**

The property is understood to be held on a 75% share leasehold on a 99 year lease. A service charge for the year 2025 of £172.26 is payable per calendar month (this covers service charge, maintenance fee, buildings insurance etc ).

### **COUNCIL TAX**

For Council Tax purposes the property is in band B.

### **EPC RATING C**

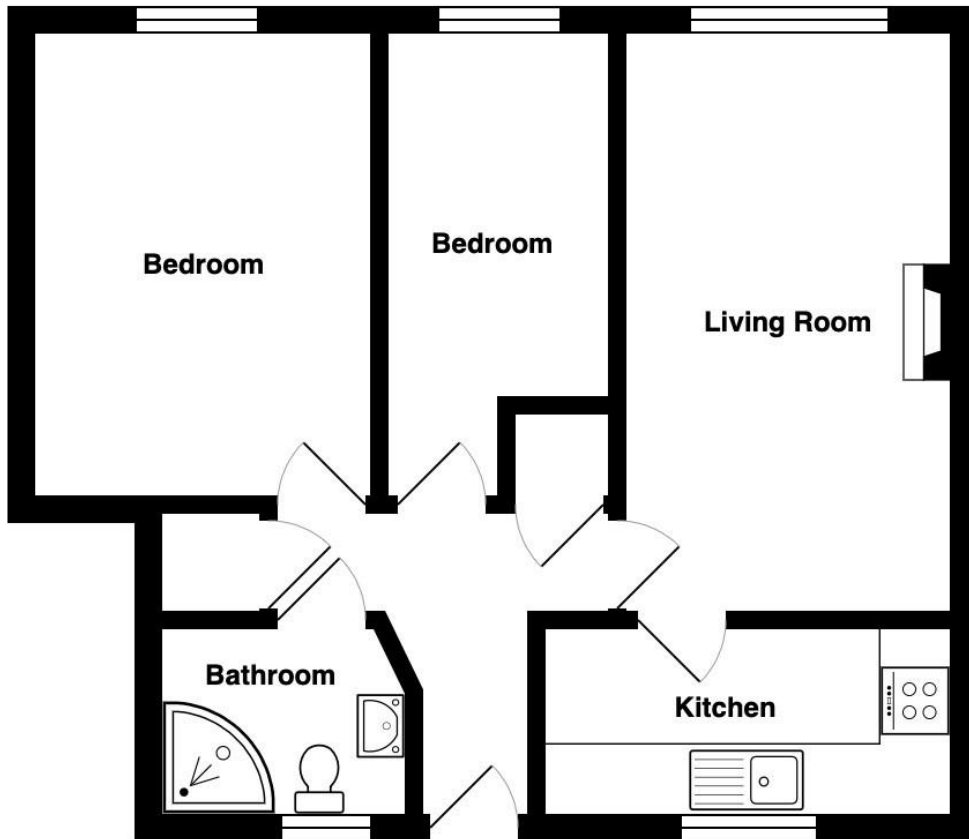
### **VIEWING**

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

Ref FTA2766



5, Henmore Place, Ashbourne, DE6 1DZ



Total Area: 50.5 m<sup>2</sup> ... 544 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.

The particulars form no part of a contract or lease.