



**James Eadie Place Station Road, Ashbourne DE6 1AA**

**welcome to**

**James Eadie Place Station Road, Ashbourne**

Converted from the historic former James Eadie Brewery site, this first floor apartment forms part of a popular residential development on Station Road. Ideally located within walking distance of Ashbourne town centre, the property offers easy access to a range of shops, cafés and local amenities.



### Entrance Hall

A modern and welcoming entrance hall providing access to all areas of the home. Offering a bright first impression, the space benefits from useful storage potential and serves as a central hub connecting the accommodation throughout the apartment.

### Lounge/Dining Room

18' x 16' 9" ( 5.49m x 5.11m )

A bright and versatile lounge/dining room with two front-facing windows and an additional side window, filling the space with natural light. Featuring a carpeted floor, wall lights, a feature pendant light, and an electric fireplace, the room offers a comfortable living area alongside ample space for a dining table and chairs.

### Kitchen

12' 6" x 7' 10" ( 3.81m x 2.39m )

A well-equipped kitchen fitted with a range of base units providing ample storage, complemented by generous worktop space for food preparation. Integrated appliances include a hob, oven and extractor fan, creating a practical and functional cooking area. Finished with tiled flooring throughout.

### Bedroom One

11' 9" x 10' 6" ( 3.58m x 3.20m )

A good-sized bedroom featuring a window to the rear elevation, allowing for plenty of natural light. The room is finished with carpeted flooring and offers ample space for bedroom furniture.

### Bedroom Two

11' 10" x 9' 9" ( 3.61m x 2.97m )

A good-sized bedroom featuring a window to the side elevation, allowing for plenty of natural light. The room is finished with carpeted flooring and offers ample space for bedroom furniture.

### Bathroom

A stylish and well-appointed bathroom comprising a freestanding bath and a separate enclosed shower, catering to both relaxation and everyday convenience. The space is finished with part tiled

walls and attractive splashbacks, complemented by a contemporary wall-hung hand wash basin with useful storage beneath. A heated towel radiator completes the room, providing both comfort and practicality.

### Agents Note

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

This property is part of a listed building.



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**welcome to**

**James Eadie Place Station Road,  
Ashbourne**

- Second Floor Apartment
- Two well-proportioned Bedrooms
- Walking distance to Ashbourne Town Centre.
- Allocated parking space.
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Tenure: Leasehold EPC Rating: Exempt  
Council Tax Band: B Service Charge: 3398.00  
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 20 Sep 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£335,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
ABN107093 - 0003

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