



3 ST. MONICA'S WAY, TISSINGTON COURT, ASHBOURNE, DE6 1RF

PRICE: OFFERS AROUND £185,000



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

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DESCRIPTION

Occupying an exclusive sought-after location enjoying far reaching views over the surrounding countryside, this delightful ground floor apartment is conveniently positioned within walking distance of Ashbourne town centre. The well-appointed accommodation is accessed via a communal entrance lobby with personal entrance door leading into the apartment. The apartment comprises entrance hall, open plan dining kitchen and living room opening onto its own private terrace. Bathroom with bath and shower cubicle along with double bedroom again opening onto the private terrace. There are delightful communal gardens and an allocated parking space.

NO UPWARD CHAIN

ACCOMMODATION

This exclusive complex of apartments is accessed via a main security entrance door. From the communal entrance lobby there is a personal front entrance door to the apartment opening into the

Entrance Hall with radiator and in-built storage cupboard housing the electric meter and fuse box. Doors lead to the open plan dining kitchen and living room, bedroom and bathroom.

Open Plan Dining Kitchen and Living Room 7.53m x 2.71m (24'8" x 8'10") comprising a modern range of wall and base units and drawers with integrated fridge/freezer, Electrolux dishwasher and Electrolux washer/dryer, Zanussi electric oven with Zanussi four ring gas hob and stainless-steel extractor hood above. Granite work surface and upstands with inset one and a half bowl sink and drainer unit. Ariston gas central heating boiler housed within one of the kitchen units, recessed ceiling spotlights, radiator, side aspect upvc double-glazed window and upvc double-glazed door with flanking upvc double-glazed windows opening onto the private terrace enjoying delightful views.

Bedroom 3.43m x 3.01m (11'3" x 9'10") with radiator, in-built wardrobe with hanging rail and upvc double-glazed door with flanking upvc double-glazed windows opening onto the private terrace.

Bathroom 3.21m x 1.73m (10'6" x 5'8") comprising a corner shower cubicle with mains control shower, bath with tiled side, pedestal wash-hand basin, low flush wc, partially tiled walls, recessed ceiling spotlighting, extractor fan, heated towel rail and tiled flooring.

OUTSIDE

The property has its own enclosed private sun terrace along with use of the delightful communal gardens surrounding the complex. The property also has an allocated parking space.



SERVICES

It is understood that all mains services are connected to the property.

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 leasehold on the remainder of a 999 year lease from 1 January 2008. The service management charge is currently £1800 per annum. Each leaseholder will have an equal shareholding in the management company. The Freehold is an asset of the management company. Interested parties should seek verification from their own solicitor.

COUNCIL TAX

For Council Tax purposes the property is in band B

EPC RATING C

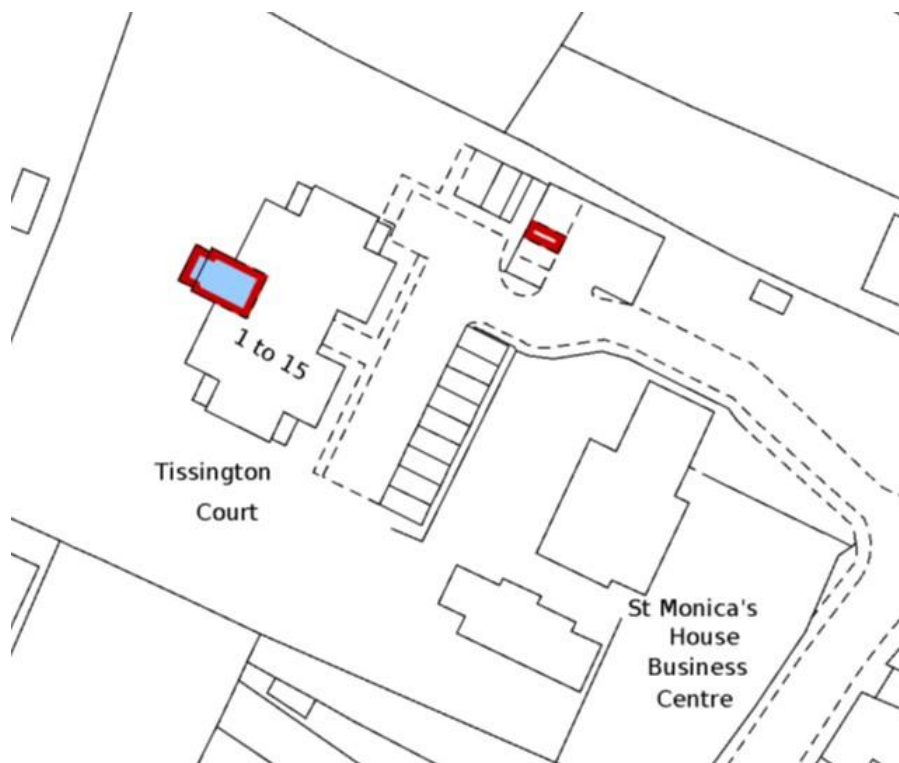
VIEWING

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

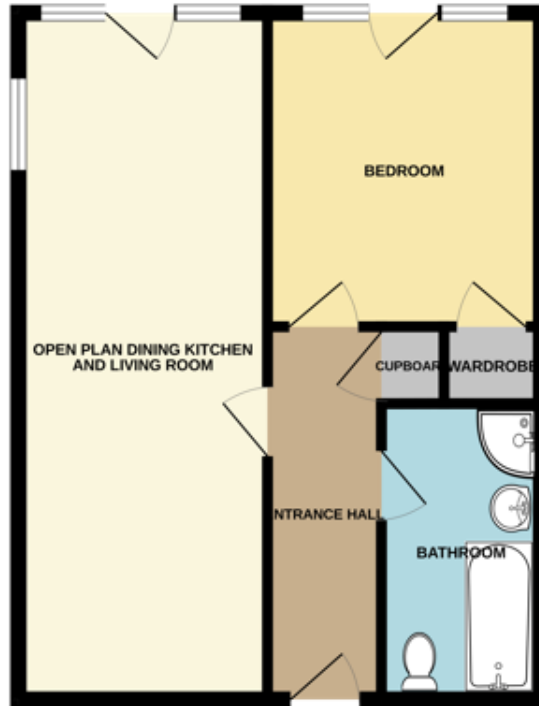
WHAT3WORDS

consumed.drumbeat.card

Ref FTA2814



GROUND FLOOR
467 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA - 467 sq.ft. (43.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.