

A one double bed roomed second floor apartment situated in the highly convenient McCarthy and Stone retirement home development in the centre of Ashbourne.

NO UPWARD CHAIN.

£85,000



This sale offers an excellent opportunity to acquire this well-presented and recently redecorated second floor one bedroom retirement apartment, positioned within a McCarthy and Stone development, conveniently located for Ashbourne town centre and its wide range of amenities. The development is served by a lift, providing easy access to all floors, and is designed for residents aged 60 and over, or 55 and over if part of a couple where one occupant meets the minimum age requirement, supporting independent living.

The development benefits from a communal lounge with kitchenette area, laundry facilities, a well-maintained south facing lawned garden and parking for residents and visitors. There is a house manager on site, a guest suite available for visiting family and friends for a nominal fee, and regular social events. A 24 hour Careline system is also in place, providing added peace of mind. Ashbourne, known as the Gateway to the Peak District National Park, offers an excellent selection of shops, cafes, restaurants and recreational facilities, along with good transport links to surrounding areas.

A wooden entrance door opens into the reception hallway, with doors leading to the lounge/diner, bedroom, shower room and a useful store room. The store room houses a recently fitted, efficient hot water tank, along with shelving and the electrical consumer unit.

The shower room is fitted with a wash hand basin set within a vanity unit, low level WC and a double shower enclosure with chrome mains shower, along with an extractor fan, electric heater and heated towel rail.

The bedroom is a well-proportioned double room, fitted with wardrobes featuring mirrored concertina doors and an electric storage heater.

The lounge/diner is a well presented and spacious main reception area, with an electric feature fireplace, storage heater and French doors opening through to the kitchen and enjoys a pleasant outlook over the communal car park.

The kitchen is fitted with rolled edge work surfaces incorporating a stainless steel sink with drainer and chrome mixer tap, with tiled splashbacks. There is a range of base and wall mounted units, with space for a freestanding fridge and separate freezer, along with an integrated electric oven and grill, four ring electric hob with extractor over, and an electric heater.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Ground rent £185 every 6 months. Service charge £1681.47 per annum. 125 year lease from 1/12/2002.

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Residents parking

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Electric

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

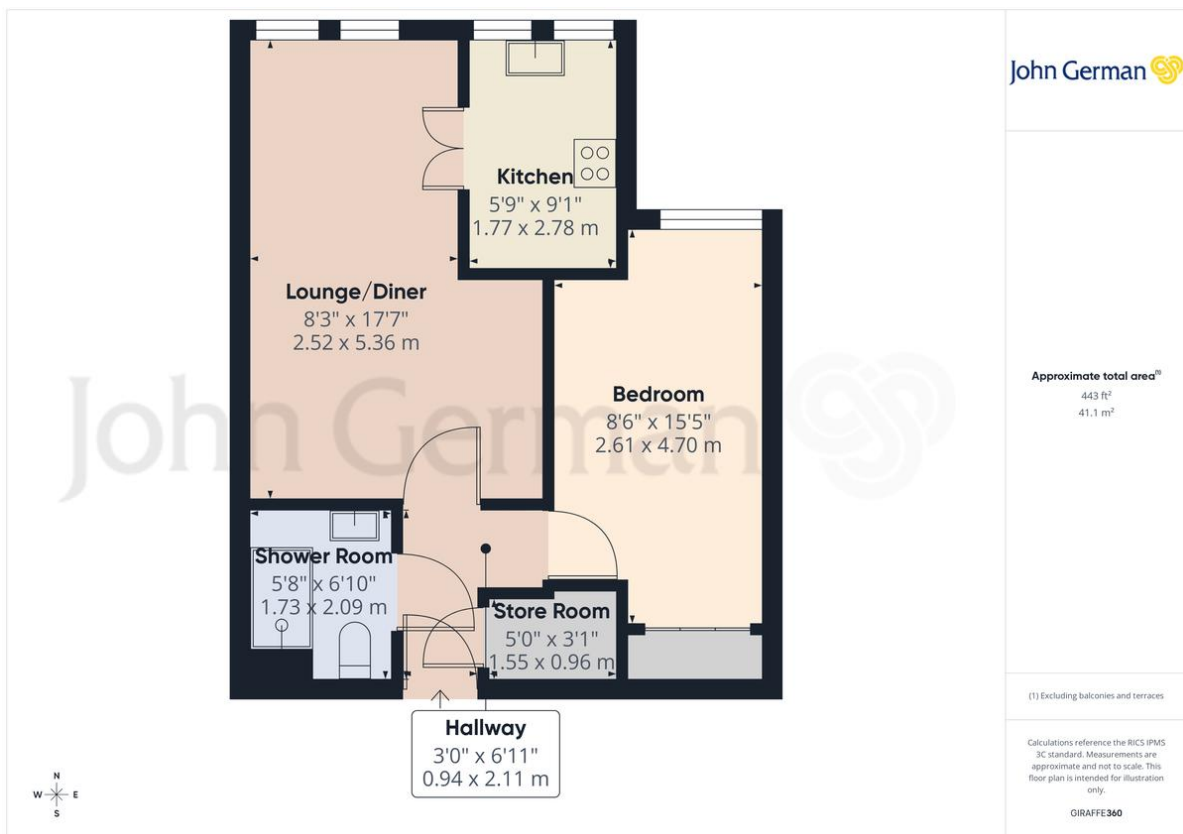
**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.derbyshiredales.gov.uk](http://www.derbyshiredales.gov.uk)

**Our Ref:** JGA/27032026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Referral Fees

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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