Henmore Place

Ashbourne, DE6 1DZ

John German



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£85,000

A two bedroom ground floor apartment within a warden-aided development for the over 55s, centrally located in Ashbourne. An affordable alternative to a bungalow, with communal gardens, laundry facilities and residents parking. Offered for sale with no upward chain.

Situated within a warden-aided development for the over 55s, this two bedroom ground floor apartment offers an affordable alternative to a bungalow, with convenient accommodation within easy walking distance of Ashbourne town centre and its range of local amenities. The property is well suited to a single person or couple looking to maintain their independence whilst having access to a warden support system if required. Offered for sale with no upward chain, the apartment provides an opportunity for those seeking practical, low-maintenance accommodation in a central location.

The accommodation comprises a lounge/diner, separate kitchen, two bedrooms and a bathroom, all conveniently arranged on the ground floor. Residents also benefit from access to communal facilities, including a laundry room, maintained gardens, an outdoor drying area and communal residents parking. The development offers a combination of independent living and additional support, if needed, within an established residential setting.
The apartment benefits from a useful built-in storage cupboard, together with a separate airing cupboard housing the hot water cylinder.
The kitchen is fitted with a range of base cupboards and drawers beneath preparation surfaces incorporating an inset stainless steel sink with tiled splashbacks. There is space for a freestanding fridge, washing machine and electric cooker, together with complementary wall-mounted cupboards providing additional storage.
The lounge/diner is a spacious reception room offering ample space for both lounge furniture and a dining table, providing a comfortable and practical area for everyday living.
Bedroom one is a double bedroom with space for bedroom furniture, whilst bedroom two is a single bedroom offering flexible accommodation, which could alternatively be used as a hobby room, study or occasional guest bedroom.
Completing the accommodation is the bathroom, fitted with a three-piece suite comprising a bath with chrome mixer tap, pedestal wash hand basin and low-level WC.

The development is restricted to purchasers aged over 55. The seller has also advised that purchasers must not own another property.
Tenure and Charges: The property is understood to be held on a 75% share leasehold basis, with an original lease term of 99 years. The seller has advised that the current service charge is approximately £3,000 per annum, payable monthly, with RMG being the management company which is understood to cover service charges, maintenance fees, buildings insurance and associated communal costs. Prospective purchasers should confirm the lease terms, remaining lease length, service charges and any applicable conditions or restrictions with their solicitor prior to purchase.
Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
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**: Mains gas (Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC See Ofcom link for speed: https://checker.ofcom.org.uk/



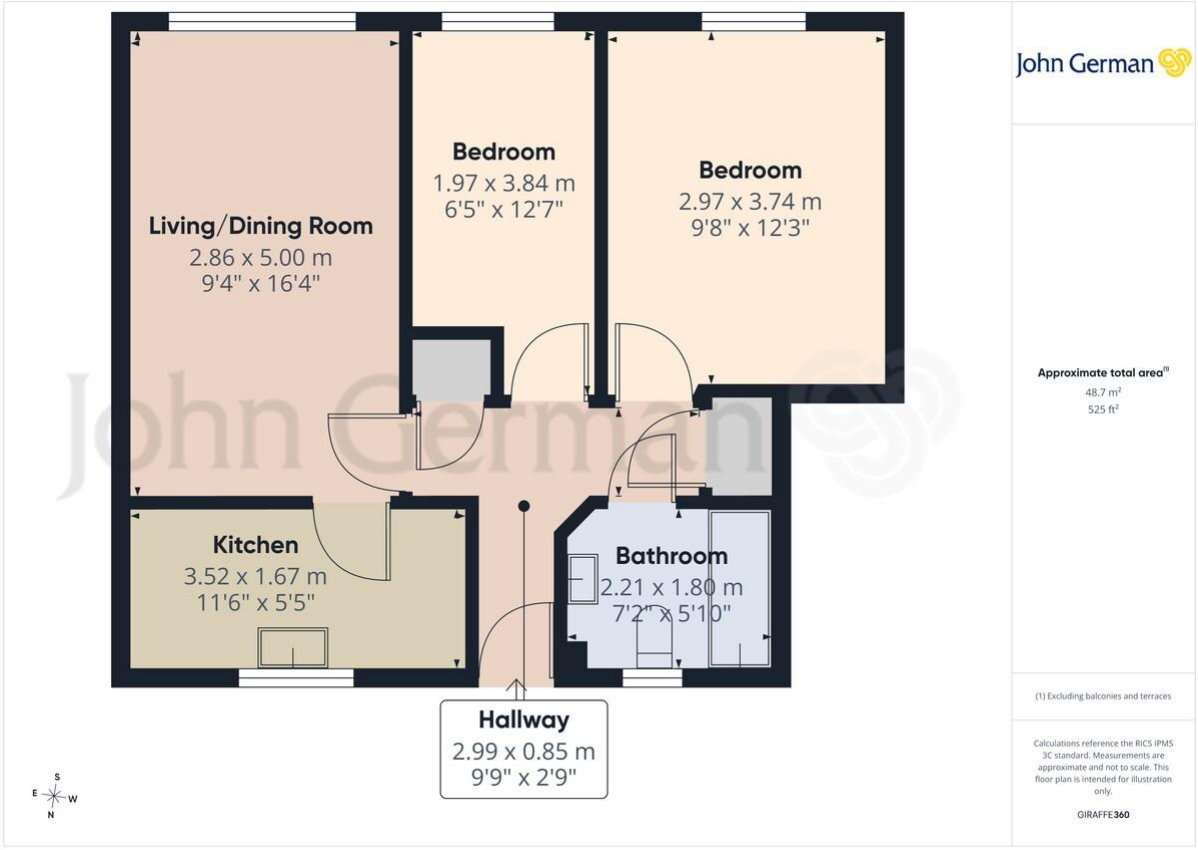







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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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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