

Henmore Place

Ashbourne

BAGSHAWS EST 1871
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7 Henmore Place

Ashbourne

Derbyshire

DE6 1DZ

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A delightfully well presented two bedroom ground floor retirement apartment conveniently located in the heart of the historic market town of Ashbourne, within a warden asisted development.

The accommodation is fully double glazed with gas central heating having a generous lounge enjoying an outlook over communal gardens, modern refitted Kitchen and Bathroom. Two well proportioned bedrooms one of which is currently utilised as a formal Dining Room.

Allocated parking is afforded within the complex close to the property.

Asking Price:

£120,000

Ashbourne Office - 01335 342201

ashbourne@bagshaws.com





The property has its own private access door which is double glazed and opens into the **Entrance Hall** which has internal access to all rooms along with useful built in storage cupboards.

The **lounge** is of generous proportions with feature fireplace and double glazed window overlooking the communal gardens. Adjacent to the Lounge is the Kitchen which has been refitted with a comprehensive range of wall, drawer and base units with rolled edge work surface over, integrated fridge and freezer, and inset sink and drainer, integrated washing machine, integrated electric hob and oven, sink and drainer, window to side.
The **Shower Room** has been completely refitted and is fully tiled, including double shower cubicle, low flush WC, vanity wash hand basin with cabinet storage beneath and bidet.

Bedroom One is the main bedroom with sliding door mirrored front wardrobes providing comprehensive storage with hanging and shelving, double glazed window to front. **Bedroom Two** is currently used as a dining room and is fitted with base level storage units with work surface over and eye level display units one wall, window to front.

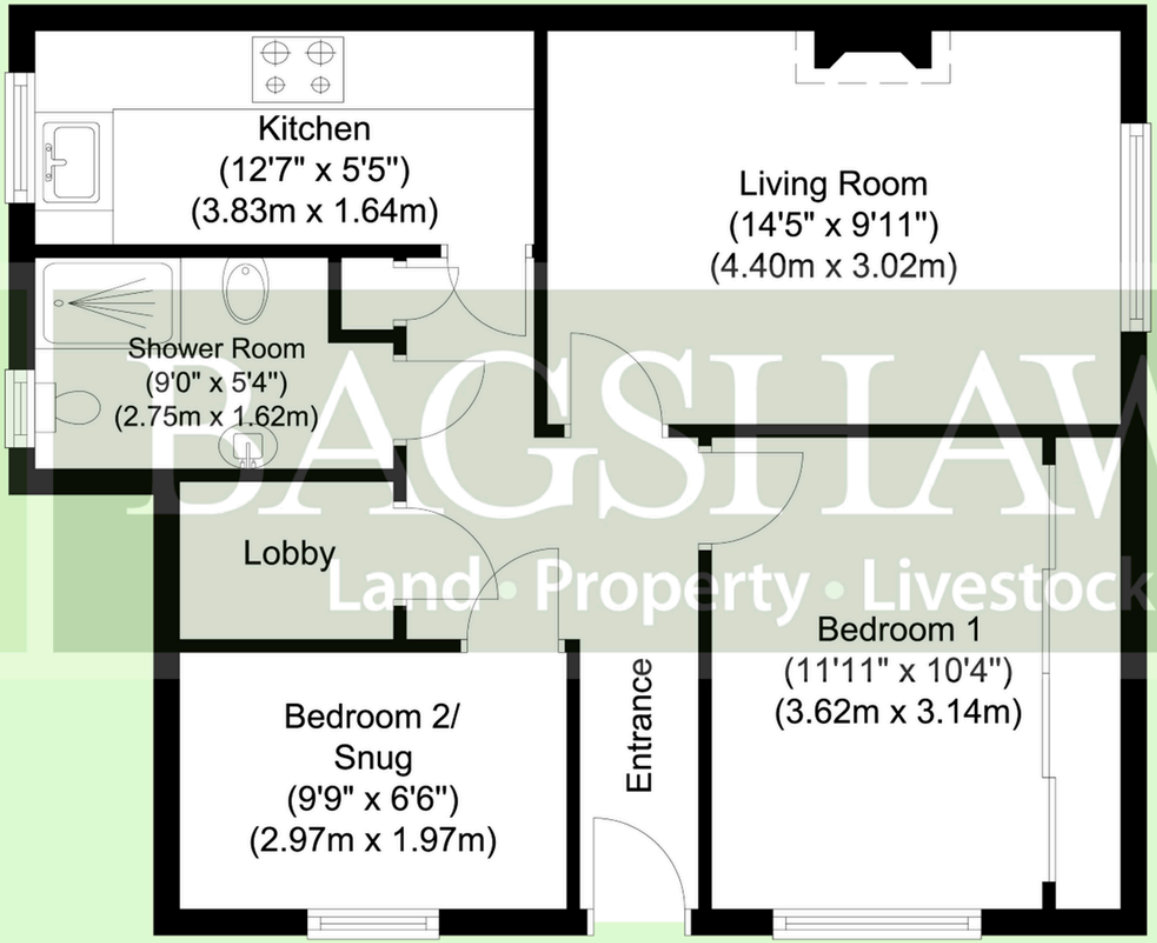
Outside is an attractive garden area where the owner uses it with is own seating and allocated car parking space close by within the complex.











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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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.
Assessments First

General Information

Services:
The property benefits from mains electricity, water and drainage. Gas central heating.

Occupancy restriction:
The property is restricted to being the main house of the buyer, and all buyers must be 55 years of age or older.

On site facilities:

There is a communal laundry room on site, maintained communal gardens , drying areas and also a guest bedroom suite. There is a onsite warden within the complex.

Tenure and Possession:
We understand the property is held on a 75% share. Leasehold on a 99 year granted in 2017. The service charge as at 1st March 2025 was £88.32 per month however it should be noted that this is open to variation.

Rights of Way, Wayleaves and Easements:
The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Fixtures and Fittings:
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Planning Authority and Council Tax Band
Derbyshire Dales District Council— 01629 761100. Council Tax Band B.

Directions:
What3words:///excusing.packages.tanked

Viewings:
Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Broadband Connectivity:
It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult https://www.ofcom.org.uk to obtain an estimated broadband speed for the area.

Mobile Network Coverage:
The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (https://www.ofcom.org.uk) to obtain an estimate of the signal strength for this specific location.

Agents Notes:
Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

Anti-Money Laundering Checks
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.





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Vine House, Ashbourne, Derbyshire, DE6 1AE
T : 01335 342201
E : ashbourne@bagshaws.com
www.bagshaws.com
In partnership with Bury and Hilton

Bagshaws
Ashbourne 01335 342201
Bakewell 01629 812777
Uttoxeter 01889 562811

Bury & Hilton
Leek 01538 383344

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