





Apt 14, Ash Court, Ash Close, Barlborough

£850 pcm

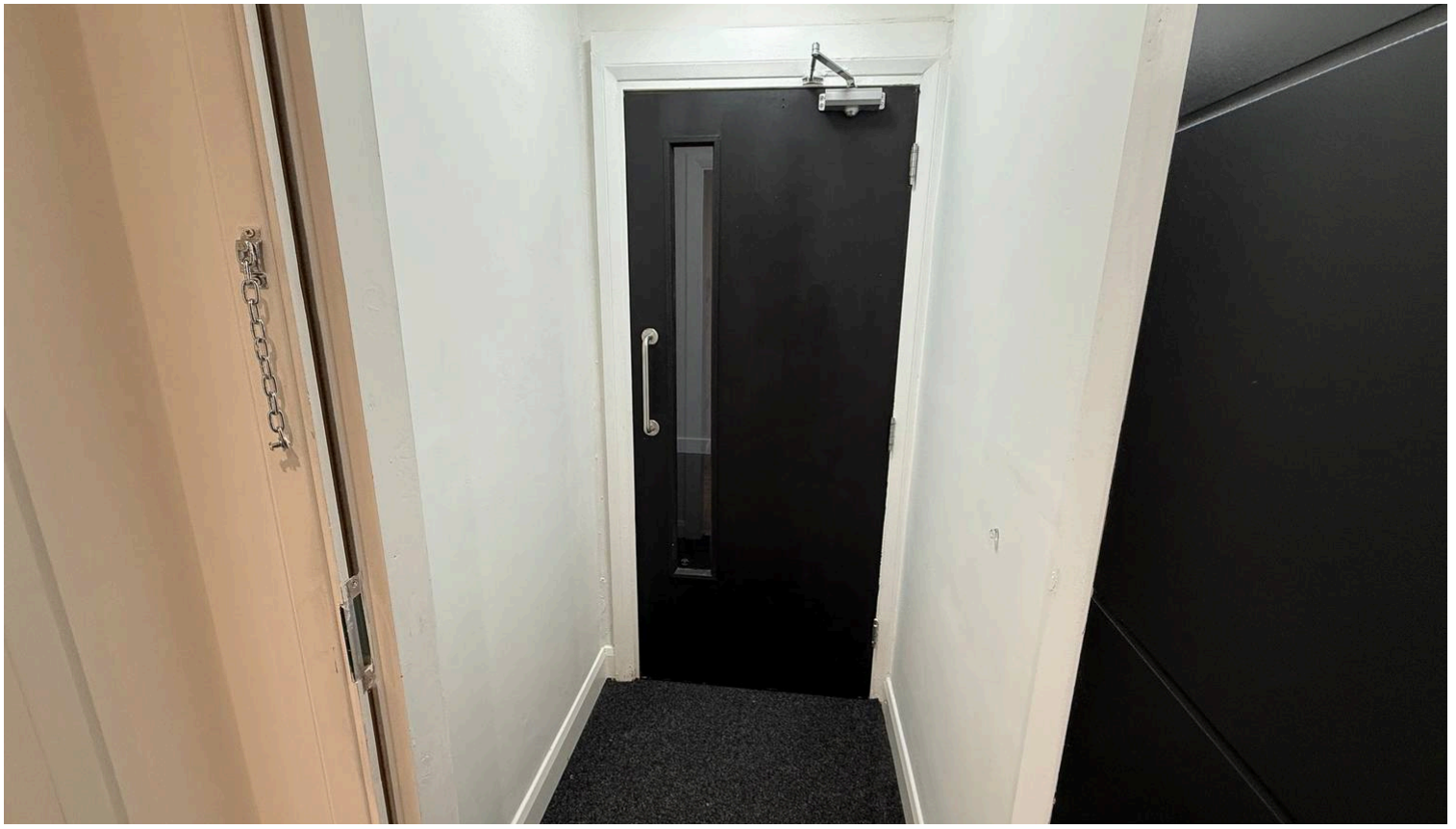
Stylish two-bed apartment with open-plan living, modern kitchen, private balconies, secure parking, and contemporary finishes throughout. Bright, spacious, and ideal for modern living.

Council Tax band: TBD

This stylish two-bedroom, one-bathroom apartment is part of a contemporary residential complex, offering an inviting blend of modern design and everyday practicality. The spacious open-plan living area features sleek wooden flooring, large floor-to-ceiling windows, and direct access to a private balcony - perfect for relaxing or entertaining guests. The modern kitchen is equipped with integrated appliances, a kitchen island, and a breakfast bar, providing a functional and sociable space for cooking and dining. The apartment's layout is enhanced by neutral décor, modern lighting fixtures, and ample natural light throughout, creating a bright and welcoming atmosphere.

Additional highlights include secure off-road parking and a robust entry system, ensuring peace of mind for residents and visitors alike. The bathroom boasts a contemporary walk-in shower, stylish vanity unit, and heated towel rail, while modern heating units and elegant finishes add comfort and flair to each room. Each bedroom and living space benefits from access to outdoor balconies, delivering a seamless indoor-outdoor lifestyle. With its contemporary architecture, secure environment, and thoughtful features, this apartment offers an exceptional living experience. Arrange a viewing today to appreciate the space, style, and comfort this modern home provides.





Communal Entrance
The apartment is situated on the second floor of the building, with access via both lift and stairs. An entrance porch provides access to the apartment's main entrance door.



Open Plan Lounge/Kitchen/Dining Area
19' 6" x 17' 4" (5.94m x 5.29m)
A bright and spacious open plan living area offering ample space for both lounge and dining furniture. The room benefits from double-glazed, metal-framed windows allowing plenty of natural light, together with double doors opening onto a private balcony enjoying pleasant views. The contemporary fitted kitchen comprises a range of high-gloss black and cappuccino wall and base units, complemented by contrasting work surfaces and matching upstands. Integrated appliances include an electric hob with splashback, oven, stainless steel chimney-style extractor hood and fridge/freezer. There is also a stainless steel sink and drainer, together with space and plumbing beneath the worktop for an automatic washing machine. The worktop extends to form a convenient breakfast bar, providing additional seating and an informal dining area. The room is further complemented by laminate flooring, neutral painted plaster décor, recessed downlights, updated light fittings and a wall-mounted electric heat



Bedroom 1
10' 6" x 8' 11" (3.21m x 2.73m)
A well-proportioned master bedroom featuring double-glazed, metal-framed doors opening onto a private balcony, enjoying pleasant views and allowing an







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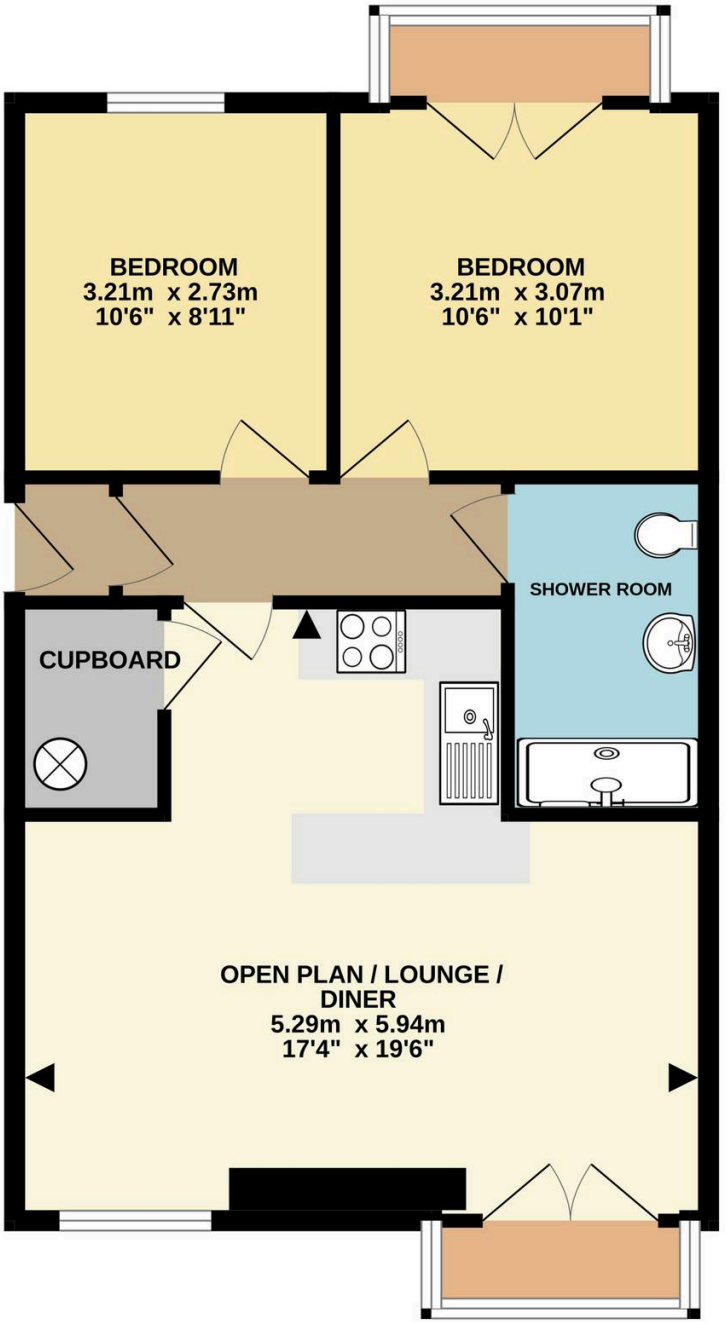

PINEWOOD


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GROUND FLOOR
59.4 sq.m. (640 sq.ft.) approx.



TOTAL FLOOR AREA : 59.4 sq.m. (640 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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