



Apt 12, Ash Court, Ash Close, Barlborough

Modern two-bedroom apartment with open-plan living, balcony, stylish kitchen, contemporary bathroom, and bright bedrooms. Ideal for professionals or couples seeking comfort and convenience.

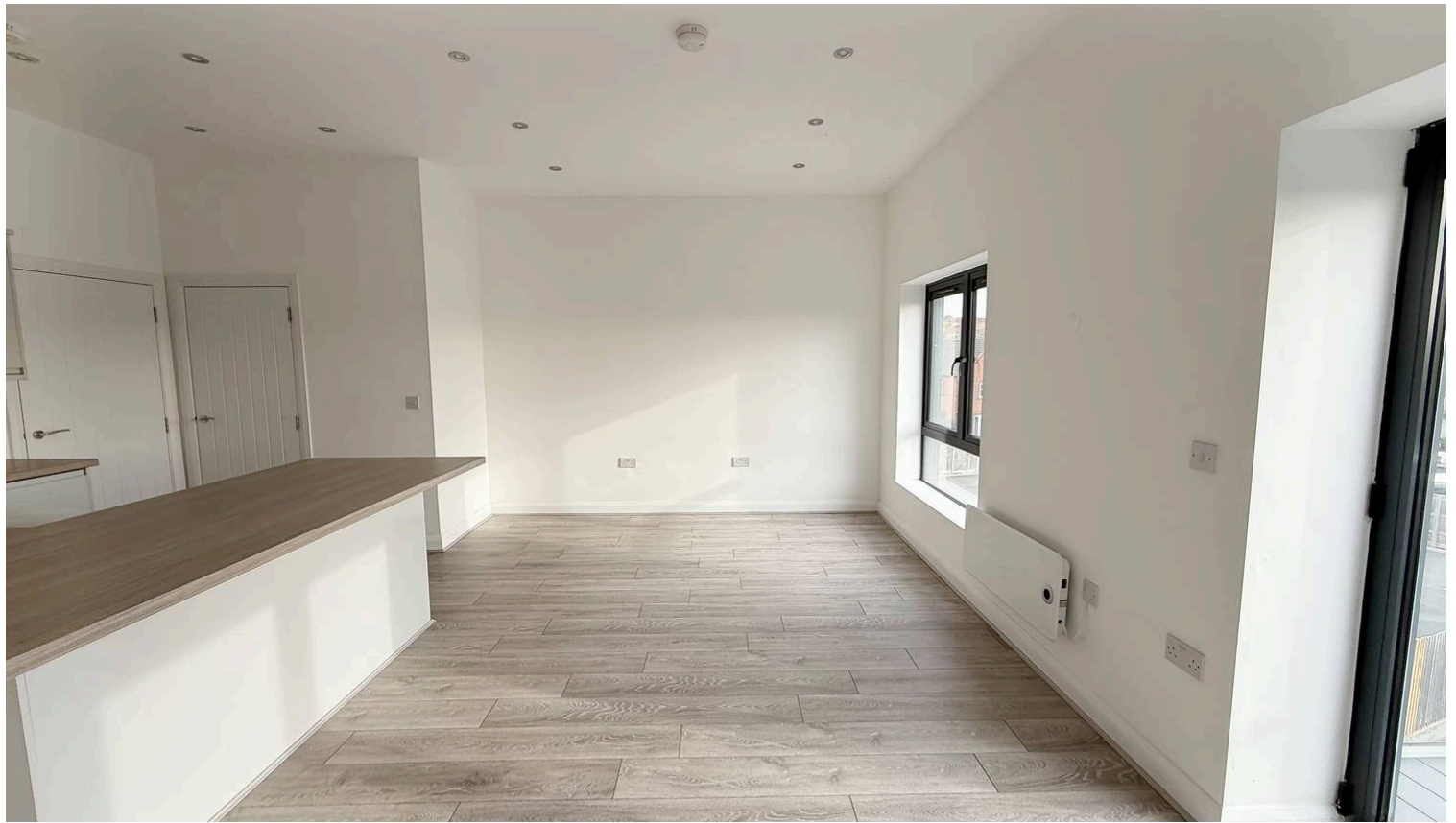
Council Tax band: TBD

Welcome to this beautifully presented two-bedroom apartment, thoughtfully designed to offer contemporary living with an abundance of natural light and modern finishes throughout. The spacious open-plan living area is a true highlight, featuring large windows and sleek wooden flooring that create a warm and inviting atmosphere perfect for relaxing or entertaining. The living space seamlessly connects to a private balcony, offering a tranquil spot to enjoy morning coffee or unwind in the evening. The stylish, modern kitchen is equipped with integrated appliances, a chic breakfast bar, providing both functionality and a sociable setting for casual dining. The apartment also benefits from a bright hallway with modern flooring, ensuring a welcoming entrance for residents and guests alike.

Additional features enhance the appeal and comfort of this home. The contemporary bathroom boasts a bath with shower over with a glass screen, complemented by elegant tiles and a heated towel rail for added comfort. Both bedrooms are filled with natural light, thanks to large windows and neutral décor, allowing for easy personalisation and a restful environment. The modern electric heating system ensures year-round warmth and efficiency. With balcony access from multiple rooms, this apartment offers versatile indoor-outdoor living – perfect for those who appreciate fresh air and outdoor views. The blend of practical features such as integrated appliances and stylish fittings with inviting spaces for entertaining or quiet relaxation makes this property truly stand out.

This apartment is ideal for professionals, couples, or small families seeking a home that balances comfort, style, and convenience. Don't miss the opportunity to make this stunning modern apartment your own. Arrange a viewing today to experience the space and lifestyle on offer.





Entrance Hall

A welcoming entrance hall featuring fresh, neutral painted plaster décor, complemented by newly fitted laminate flooring and recessed ceiling downlights. Additional features include a wall-mounted electric heater and a wall-mounted panel, creating a bright and contemporary entrance to the property.

Kitchen / diner / lounge

19' 1" x 18' 1" (5.82m x 5.52m)

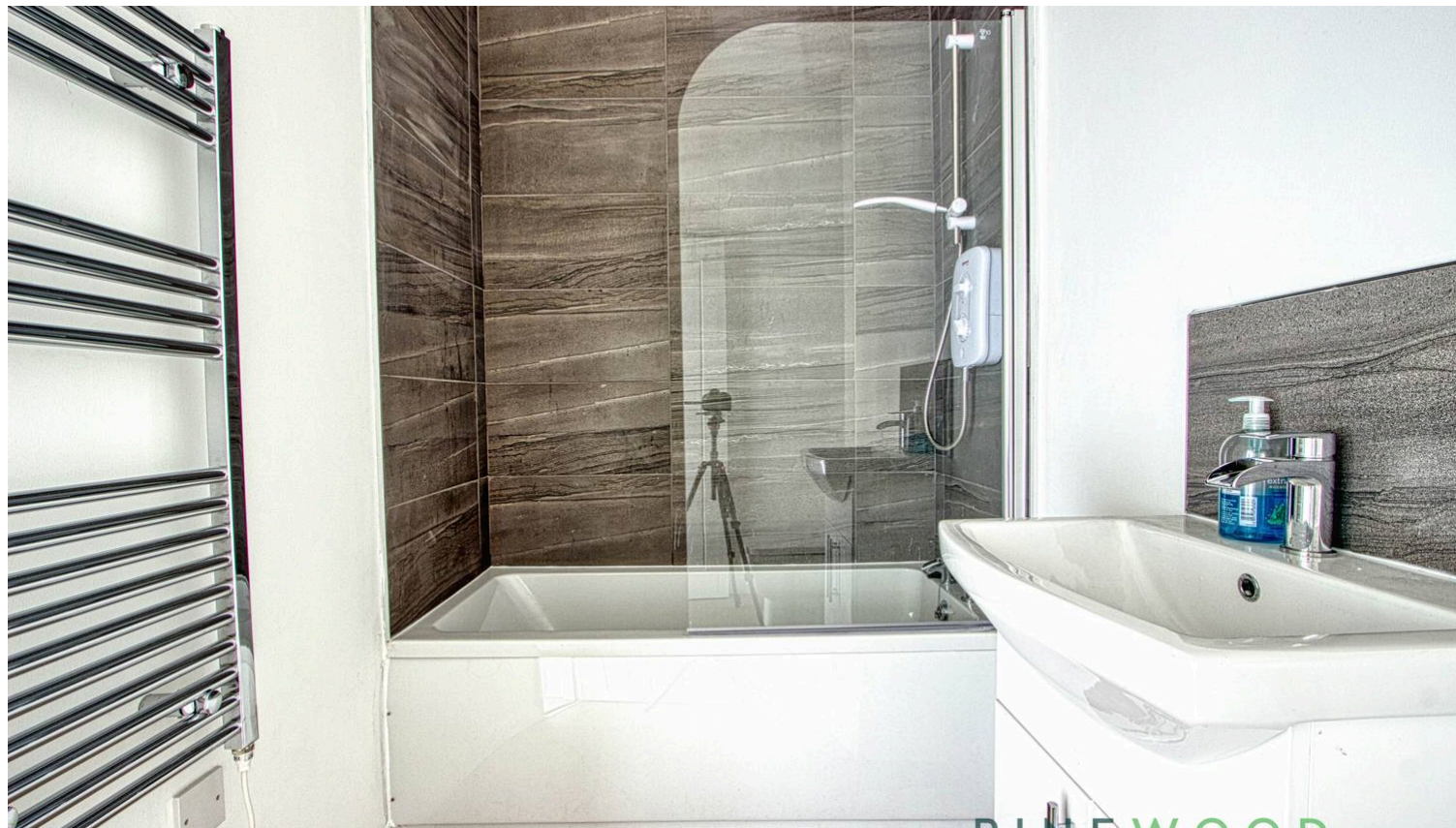
A beautifully presented and spacious open-plan living area, boasting high ceilings, fresh neutral décor and contemporary lighting, including recessed downlights and an updated light fitting. The modern fitted kitchen features an attractive range of cappuccino-coloured, high-gloss wall and base units with contrasting work surfaces and matching upstands. Integrated appliances include an electric hob with splashback, built-in oven, fridge and freezer, together with a stainless steel sink and drainer. There is also space and plumbing for an automatic washing machine. The generous worktop extends to create a stylish breakfast bar, providing an ideal space for informal dining and entertaining. The lounge area benefits from a large window allowing plenty of natural light, together with double doors opening onto a private balcony overlooking the parking area. Contemporary laminate flooring flows seamlessly throughout the open-plan space, complemented by neutral painted plaster walls.

Bedroom 1

10' 0" x 10' 0" (3.06m x 3.04m)

A well-proportioned principal bedroom positioned to the





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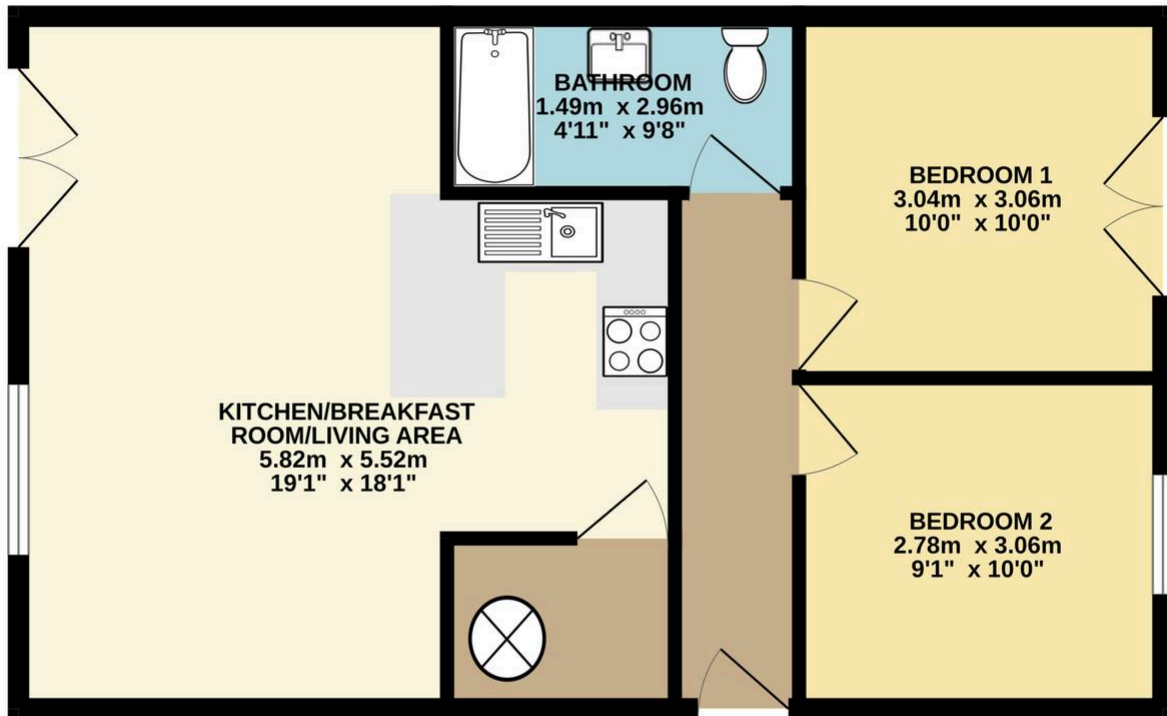
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GROUND FLOOR
56.0 sq.m. (603 sq.ft.) approx.



TOTAL FLOOR AREA : 56.0 sq.m. (603 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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