



**Taylor Court, Ashbourne DE6 1BZ**

**welcome to**

## **Taylor Court, Ashbourne**

A stylish two-bedroom ground floor apartment ideally situated within walking distance of Ashbourne town centre. Featuring a modern open-plan lounge and kitchen, fitted wardrobes, allocated parking, and a practical layout, this property is perfect for first-time buyers or investors seeking a low-main





## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

12' 8" max x 3' 4" ( 3.86m max x 1.02m )

Entering through the front door, the hallway features laminated flooring and a useful storage cupboard to the right, which houses the boiler and provides space and plumbing for a washing machine. From here, there is access to the open-plan lounge and kitchen, both bedrooms, and the family bathroom.

## Kitchen

10' 6" max x 8' 6" ( 3.20m max x 2.59m )

The kitchen is well designed, offering generous worktop space with a tiled splashback, stainless steel sink, and spotlighting for a bright, modern feel. It

includes a four-ring gas hob with extractor fan, electric oven, integrated dishwasher, and fridge. A side-facing window brings in natural light, while the radiator ensures year-round comfort.

## Lounge

26' 5" x 10' 8" max ( 8.05m x 3.25m max )

Flowing seamlessly from the kitchen, the open-plan lounge area features laminated flooring, a rear-facing window, and a radiator. The open layout creates a sociable and welcoming environment, ideal for both relaxing and entertaining, while the well-defined zones maintain practicality.

## Bedroom One

11' 6" Max x 9' 11" ( 3.51m Max x 3.02m )

The master bedroom, located at the rear of the property, is a comfortable double featuring fitted wardrobes, carpeted flooring, radiator, and a rear-facing window. The room also offers direct access to the family bathroom, allowing it to serve conveniently as an en-suite.

## Bedroom Two

8' max x 6' 9" max ( 2.44m max x 2.06m max )

Bedroom Two is another well-proportioned room, also carpeted, with a radiator and front-facing window. It provides a flexible space that could serve as a guest bedroom, home office, or nursery.

## Bathroom

The family bathroom is finished with tiled walls and flooring, a white suite comprising WC, wash basin with chrome mixer tap, and a bath with mains shower over. Additional features include a towel radiator, spotlighting, shaver point, extractor fan, and a side-facing window providing natural light and ventilation.

## Outside

Outside, the property benefits from a designated parking space, offering secure and convenient off-road parking.



**view this property online** [bagshawsresidential.co.uk/Property/ABN106700](https://bagshawsresidential.co.uk/Property/ABN106700)



**welcome to**

## **Taylor Court, Ashbourne**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Ideal for first-time buyers or investors, offering a strong rental history and desirable location.
- Allocated parking space and practical internal storage, including utility cupboard.

guide price

**£100,000**

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 818.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/ABN106700](https://bagshawsresidential.co.uk/Property/ABN106700)



Property Ref:  
ABN106700 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**bagshaws residential**



**01335 346677**



[Ashbourne@bagshawsresidential.co.uk](mailto:Ashbourne@bagshawsresidential.co.uk)



1 Shawcroft Centre, Dig Street, ASHBOURNE,  
Derbyshire, DE6 1GF



**[bagshawsresidential.co.uk](https://bagshawsresidential.co.uk)**