



**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.



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## 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**



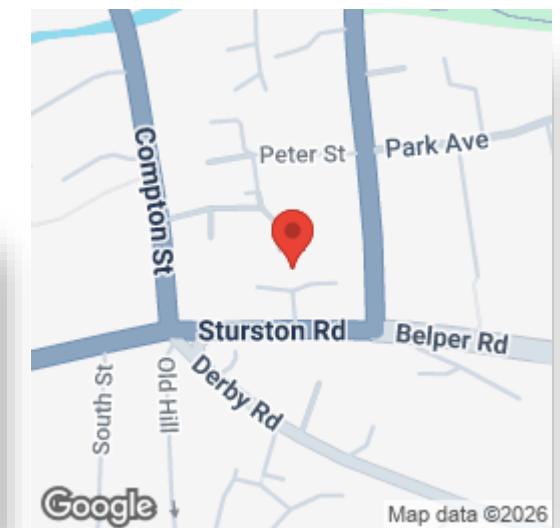
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Tenure: Leasehold EPC Rating: C

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



Property Ref:

ABN106700 - 0006

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