FIDLERTAYLOR







10 TAYLOR COURT
ASHBOURNE, DE6 1BZ

PRICE: £150,000

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RICS

The Property Ombudsman

DESCRIPTION
A high quality self contained second floor apartment offering well appointed and beautifully presented two bedroom accommodation ideal for occupation by the professional couple, those looking to downsize or for use as an investment opportunity.

Being centrally located within easy reach of all Ashbourne's shops and other facilities the property is gas centrally heated and sealed unit double glazed throughout. There are integrated appliances to the kitchen and there is a useful garage and forecourt parking in the adjacent court.

Early viewing is highly recommended.

ACCOMMODATION
A communal entrance door and staircase leads to the second floor level from which is access to the front door to the flat.

Reception Hall with single panel central heating radiator, wall mounted entry phone, fitted coat pegs and most useful in built

Cloaks Cupboard with consumer unit.

Utility Cupboard having ceramic tiled floor, plumbing for automatic washing machine and fitted round edge work top. Wall mounted gas fired boiler for domestic hot water and central heating.

Front Sitting Room 4.75m x 3.61m (15'7" x 11'10") with a series of three sealed unit double glazed sash windows to the front, double panel central heating radiator.

Fitting Dining Kitchen 3.83m x 2.5m (12'7" x 8'2") having ceramic tiled floor and being fitted with a good range of kitchen units providing base cupboards and wall cupboards with ample round edge work surfaces having ceramic tiled splashbacks and inset single drainer 1.5 bowl stainless steel sink unit with mixer tap. Integrated Neff electric oven with four burner gas hob over and Neff extractor hood above. Integrated dishwasher, refrigerator and freezer.

Master Bedroom Suite comprising **Bedroom** 3.61m x 2.92m
(11'10" x 9'7") with in built double opening wardrobe having fitted shelf and rail, sealed unit double glazed sash windows to front and side, double panel central heating radiator.

En Suite Shower Room having ceramic tiled floor and contemporary three piece suite in white comprising pedestal wash hand basin, low flush wc and shower cubicle with glazed shower screen door, mains control shower and full height shower boarding to the walls. Shaver point and complementary ceramic wall tiling.

Bedroom Two 3.5m x 3.09m (11'6" x 10'2") with sealed











unit double glazed sash window, double panel central heating radiator.

Principal Bathroom having three piece suite in white comprising panelled bath with mixer tap and shower handset. Pedestal wash hand basin and low flush wc, partially tiled walls, ceramic tiled floor. Shaver point and towel rail radiator.

OUTSIDE
The property has the benefit of a brick built garage situated in the adjoining court with car standing space to the front.

SERVICES
It is understood that all mains services are connected.

FIXTURES & FITTINGS
Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE
It is understood that the property is held leasehold 999 years from 2003. Annual service charge of £1,010 per annum, payable bi-annually. Interested parties should verify this position with their solicitors.

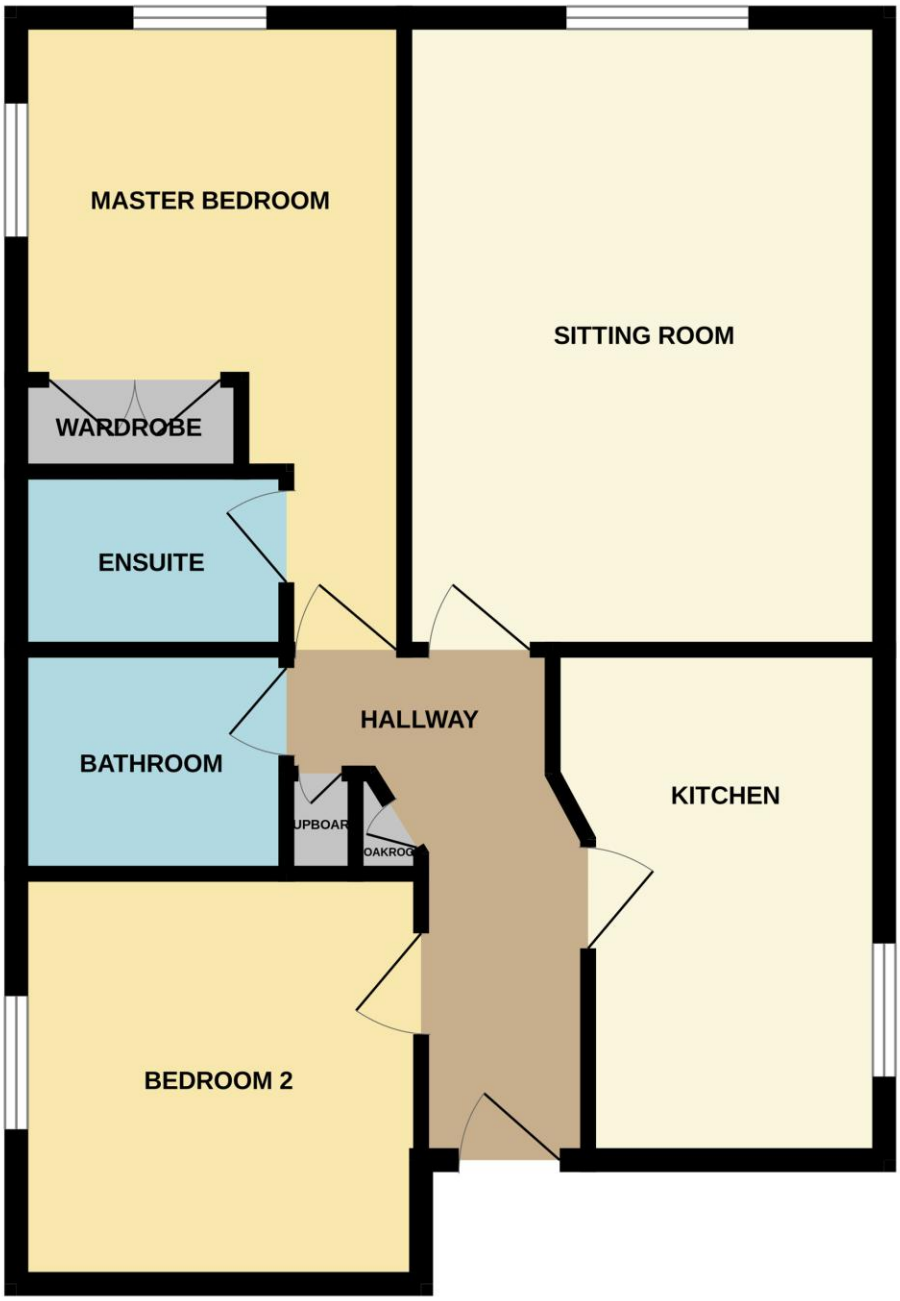
COUNCIL TAX
For Council Tax purposes the property is in band C

EPC RATING C

VIEWING
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

Ref FTA2750

GROUND FLOOR
636 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.0 sq.m.) 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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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.
The particulars form no part of a contract or lease.