



Sally Botham
ESTATES



8 AMBERVALE FLATS

Moor Road, Ashover, Chesterfield, S45 0AH

£260,000

A spacious ground-floor apartment, ideally located at the centre of the popular village of Ashover. Located in a fine stone-built period building with accommodation offering: three double bedrooms; good sized sitting room; family bathroom; separate WC; and dining-kitchen. There is a enclosed garden to the front of the property, communal parking and gardens to the rear.

Ashover is a delightful village in a peaceful rural setting surrounded by beautiful open countryside. The village has excellent amenities including post office, butchers, local shop, doctors, pubs, and a good primary school with an excellent reputation. The village is located within easy reach of the towns of Chesterfield (7 miles) and Matlock (4.3 miles) and is within easy commuting distance of Sheffield, Nottingham, and Derby.

01629 760899
sallybotham.co.uk



Entering the property via a half-glazed composite entrance door, which opens to:

RECEPTION HALLWAY

An L-shaped hallway, having central heating radiators with thermostatic valves. A batten door with thumb latch opens to:

SITTING ROOM

With a rear-aspect UPVC double-glazed picture window overlooking the parking area and garden, to the village and wooded hills beyond. The room has a central heating radiator with thermostatic valve and a television aerial point with internet facility.

DINING KITCHEN

Having front-aspect UPVC double-glazed windows overlooking the garden and with views to the open countryside that surrounds the village. The kitchen is fitted with a good range of units in the light wood finish with cupboards and drawers beneath the worksurface with a tiled splashback. There are wall-mounted storage cupboards with under-cabinet lighting. Set within the worksurface is a stainless sink with mixer tap and a five-burner gas hob, over which is an extractor canopy. Beneath the hob there are pull-out pan drawers. Fitted within the kitchen is an eye-level fan-assisted electric oven. Integral appliances include a twelve-place-setting dishwasher and a larger fridge. There is space and connection for an automatic washing machine. There is ample space within the kitchen for a family dining table, if required. The room has a central heating radiator with thermostatic valve and a television aerial point.



BEDROOM ONE

With a front-aspect double-glazed window overlooking the enclosed garden. The room has a central heating radiator with thermostatic valve, a sink unit with porcelain sink and mixer tap, having storage cupboards and drawers beneath, and further storage cupboards over. There is a sliding-front wardrobe providing hanging space and storage shelving. The room has a loft access hatch.



BEDROOM TWO

With rear-aspect windows and central heating radiator. This room would make an ideal work-from-home space, study etc, if not required as a bedroom.

FAMILY BATHROOM

A fully tiled room with a front-aspect double-glazed window with obscured glass. Suite comprises: panelled bath; quadrant shower cubicle with a mixer shower; and pedestal wash hand basin with illuminated mirror over. There is a chrome-finished ladder-style towel radiator, and underfloor heating.

SEPARATE WC

Being half-tiled and having a front-aspect window with obscured glass. There is a concealed-cistern WC and a central heating radiator with thermostatic valve.



BEDROOM THREE

With three front-aspect double-glazed windows overlooking the garden. The room has painted faux beams to the ceiling and a feature fire opening with a dressed stone surround and heavy lintel, creating a display niche. Over the fireplace is a television aerial point. There is a central heating radiator with thermostatic valve. This versatile room could be used as a sitting room or family room if required.

From the hallway, a half-glazed, stable-style door opens to:

REAR ENTRANCE PORCH

Having a half-glazed door opening onto the rear of the property, coat hanging space, and space for further white goods.

OUTSIDE

To the front of the property is a delightful area of enclosed garden laid to lawn, with borders stocked with ornamental shrubs and trees, and there is a wildlife pond. A gate leads on to Moor Road. There is an outside power point and water supply. To the rear of the property is a communal parking area, beyond which is an area of communal garden maintained by the council.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property. There is fibre broadband available in the village. Whilst the garden to the front of the property is part of the communal gardens the current owners have maintained this area for the last 40 years and due to its location has not been used by other residents.

TENURE Leasehold. The lease has recently been extended by 96 years to 2123.
Service charge/maintenance fee : £60.00 per month.

COUNCIL TAX BAND (Correct at time of publication) ‘C’

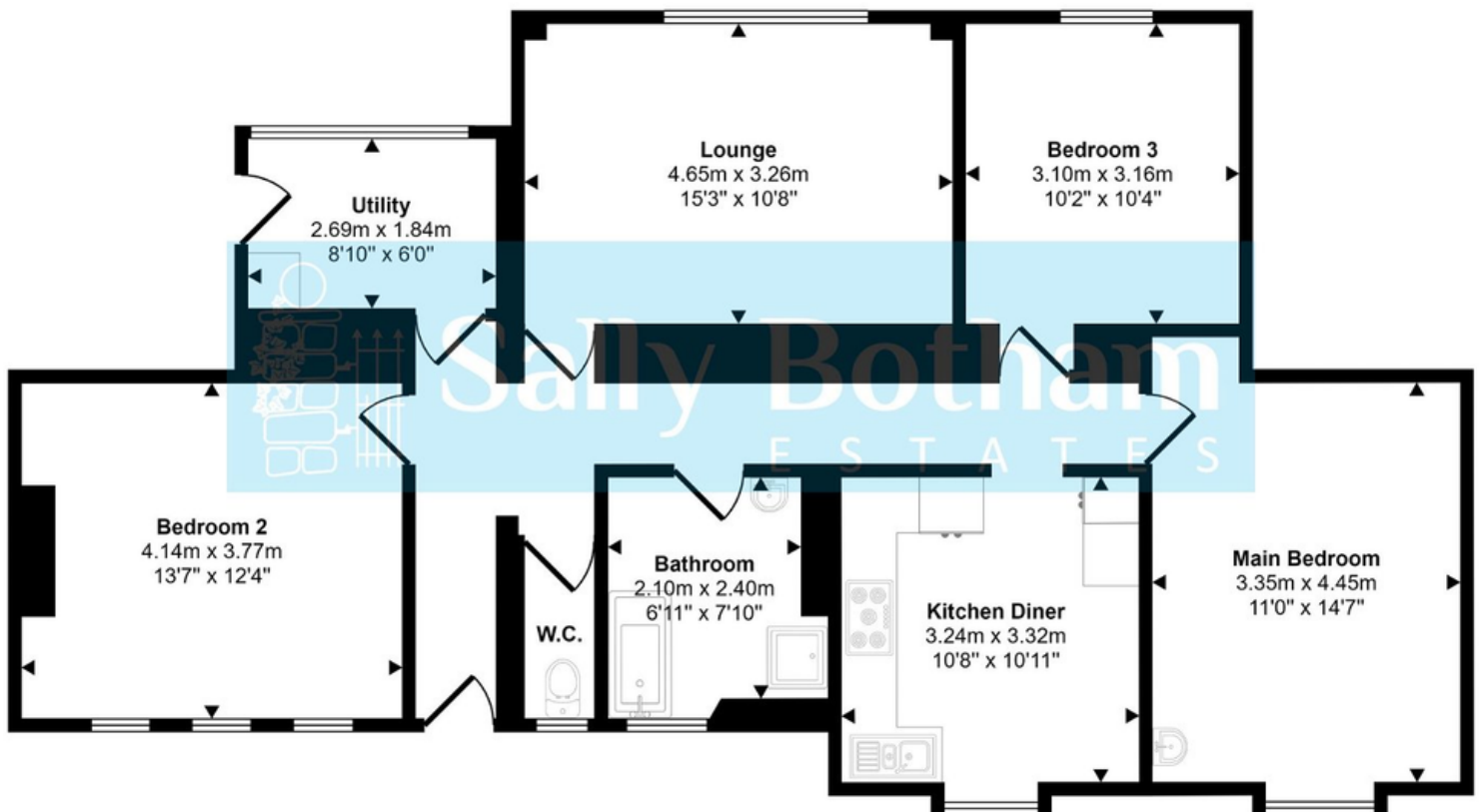
DIRECTIONS

Leaving Matlock along the A632 towards Chesterfield, after descending Slack Hill turn right after the Kelstedge Inn along the B6036 Ashover Road, after passing the converted chapel turn left into Narrowleys Lane, at the end of the lane turn right where the property is immediately on your left.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



Approx Gross Internal Area
103 sq m / 1105 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

DISCLAIMER
All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.