


Wyaston Gardens, Willow Meadow Road

Ashbourne, DE6 1HH



John German 



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Modern and well presented two bedroom ground floor apartment offering low maintenance living with a spacious lounge/diner, modern kitchen, good storage, communal gardens and allocated parking. Conveniently located close to amenities, parks, schools and transport links.

£150,000



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A well presented two bedroom ground floor apartment, offering practical and low maintenance living in a convenient location. The property has been modernised throughout and would suit a couple or single occupant looking for comfortable ground floor accommodation with easy access to local amenities and transport links. Offered with no upward chain.

The accommodation comprises an entrance hallway with useful storage space, a modern kitchen, and a spacious lounge/diner providing a comfortable living and dining area. There are two double bedrooms along with a well maintained bathroom, with the overall property presented in good condition throughout. Externally, residents benefit from communal gardens, allocated parking and an additional visitor parking. The property is conveniently located within walking distance of local amenities, schools and parks, while also being situated on a main bus route, making it ideal for those seeking a well connected home with minimal outside maintenance.

A composite entrance door opens into the reception hallway, with doors leading to the bathroom, both bedrooms, the sitting room and useful large storage cupboards, including a separate airing cupboard housing the hot water tank. The hallway also benefits from an electric storage heater.

The bathroom is fitted with a white suite comprising a wash hand basin with chrome mixer tap and vanity cupboard beneath, low level WC and bath with electric shower and chrome mixer tap. Additional features include tiled flooring, a chrome ladder style heated towel rail and an electric extractor fan.

The principal bedroom is a spacious double room with useful built in cupboards and an electric storage heater. The second bedroom is also a good sized double and benefits from a built in storage cupboard and storage heater.

The kitchen is fitted with rolled edge work surfaces incorporating a 1½ bowl stainless steel sink with drainer and chrome mixer tap. There is a range of base cupboards and drawers with complementary wall mounted units, a washing machine and dishwasher, freestanding fridge freezer, and an integrated electric fan assisted oven and grill with four ring induction hob and extractor above.

The lounge/diner is a bright and spacious triple aspect room with windows to the rear and both side elevations, providing ample natural light and space for both living and dining furniture.

Outside, the property benefits from an allocated parking space, two visitor parking spaces and well maintained communal garden areas.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 95 years remaining

No ground rent payable

Each leaseholder has a 1/15th share in the freehold

Service Charge - £887 per annum

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Allocated parking space

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: FTTC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/18052026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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