



James Eadie Place Station Road,Ashbourne DE6 1AA

welcome to

James Eadie Place Station Road, Ashbourne

Converted from the historic former James Eadie Brewery site, this first floor apartment forms part of a popular residential development on Station Road. Ideally located within walking distance of Ashbourne town centre, the property offers easy access to a range of shops, cafés and local amenities.



Entrance Hall

A modern and welcoming entrance hall providing access to all areas of the home. Offering a bright first impression, the space benefits from useful storage potential and serves as a central hub connecting the accommodation throughout the apartment.

Lounge/Diner

21' 11" x 16' 9" (6.68m x 5.11m)

A bright and modern open-plan lounge/diner, creating an inviting space for both relaxation and entertaining. The lounge area features a window to the side elevation, allowing natural light to fill the room, along with an attractive electric fire providing a focal point. Carpeted flooring adds warmth and comfort throughout. To the rear, a bay window creates a dedicated dining area, offering an ideal space for family meals or hosting guests while enjoying pleasant views and an abundance of natural light.

Kitchen

12' 6" x 7' 10" (3.81m x 2.39m)

A well-equipped kitchen fitted with a range of base units providing ample storage, complemented by generous worktop space for food preparation. Integrated appliances include a hob, oven and extractor fan, creating a practical and functional cooking area. Finished with tiled flooring throughout, the kitchen also benefits from a door providing direct access to the balcony, allowing for additional natural light and a seamless connection to the outdoor space.

Bedroom One

11' 9" x 10' 6" (3.58m x 3.20m)

A generously sized double bedroom offering a bright and comfortable retreat. The room benefits from a window to the rear elevation, allowing for plenty of natural light, whilst the carpeted flooring adds warmth and comfort underfoot. Finished with a feature pendant light, this well-proportioned room provides space for bedroom furniture and storage.

Bedroom Two

11' 10" x 9' 9" (3.61m x 2.97m)

A well-sized double bedroom benefiting from a window to the side elevation, allowing for plenty of natural light. The room features carpeted flooring for added comfort and is finished with a stylish feature pendant light. Offering versatile accommodation, this spacious room is ideal as a guest bedroom, home office or further double bedroom.

Bathroom

A stylish and well-appointed bathroom comprising a freestanding bath and a separate enclosed shower, catering to both relaxation and everyday convenience. The space is finished with part tiled walls and attractive splashbacks, complemented by a contemporary wall-hung hand wash basin with useful storage beneath. A heated towel radiator completes the room, providing both comfort and practicality.

Balcony

The property benefits from a private balcony finished with decking, providing an excellent outdoor seating area to relax and enjoy the far-reaching views. Offering a pleasant extension of the living space, it is an ideal spot for morning coffee or evening unwinding. Further enhancing the property's appeal is the convenience of an allocated parking space.

Agents Note

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

This property is part of a listed building.



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James Eadie Place Station Road, Ashbourne

- First Floor Apartment
- Two Well-Proportioned Bedrooms
- Private Balcony
- Walking Distance to Ashbourne Town Centre

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: B Service Charge: 3398.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 20 Sep 2026.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
ABN107091 - 0003

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