

# St. John Street

Ashbourne, DE6 1GH

John German



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£750 pcm

Jasmine House is one of the oldest buildings located in the centre of the thriving town of Ashbourne. Previously known as Peter Cook's - and more recently Bennett's - this historical and characterful setting has been completely refurbished to create a hub of commercial outlets with residential accommodation on the upper floors. The original staircase has been renovated plus there is a lift to each floor including private entry to the Penthouse from a private entrance to the building.

Sympathetically developed, these seven apartments (covering the second, third and fourth floors of the building) have lots of character yet have all modern conveniences such as brand new kitchens with integrated appliances and bathrooms. Each apartment is very different to the others and most are quirky either with lay out or with beams throughout walls and ceilings. Allocated parking is also included – just a short walk away.

This particular third floor apartment is very quirky and full of character. The entrance hall has the shower room and utility cupboard off (washer/dryer supplied) along with two good sized bedrooms.

It also leads to the quirky living space which has room for a lounge area which has a love seat, dining at the wooden breakfast bar and good quality kitchen with appliances including oven, hob, extractor and slimline dishwasher. There is also space for a fridge/freezer.

Ashbourne is steeped in history and known as the gateway to the Peak District. Shopping is a pure pleasure thanks to its plethora of small, family-run businesses plus it was granted a charter for a market in 1257 and a market still takes place in the quaint cobbled town centre. It is a vibrant town with plenty of interesting shops to browse around selling fine antiques, designer fashion and speciality shops too. There are plenty of pitstops for you to then relax over morning coffee, lunch or afternoon tea in a selection of cafés, inns and tea rooms. There is the added benefit of two supermarkets within walking distance and the Memorial Gardens on the edge of the town, complete with stream and duck pond, provide the perfect spot to escape the hustle and bustle or enjoy a picnic.

**This property is Unfurnished**

**Council Tax Band: TBA**

Deposit £860

Holding deposit one week's rent

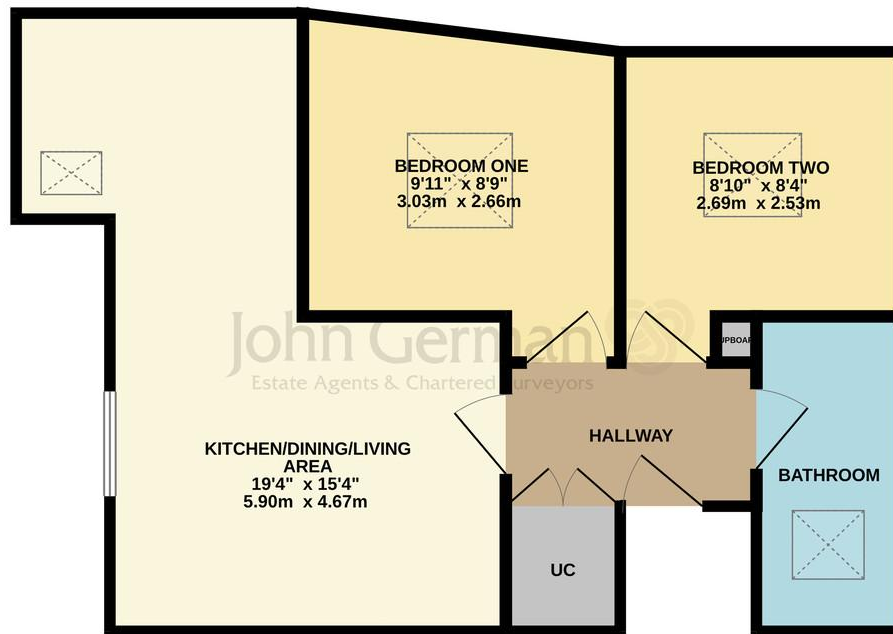
12 month minimum term

Utilities on sub meters





## GROUND FLOOR 466 sq.ft. (43.3 sq.m.) approx.



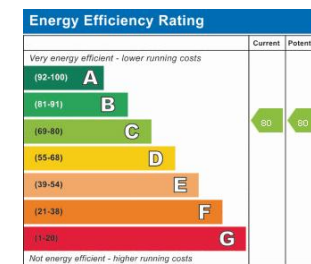
TOTAL FLOOR AREA : 466 sq.ft. (43.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

### Agents' Notes

As part of our application process, fees will become due for referencing, tenancy administration and inventory, these will be charged at the start of the Tenancy in addition to rent and deposit due. Fees may apply, for full details visit: <http://www.johngerman.co.uk/pages/tenant-fees>. These particulars do not constitute an offer or part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our lettings details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. None of the services or appliances to the property have been tested.

### Referral fees

Referral fees: We routinely refer our landlords and tenants to Let Alliance for insurance advice. It is your decision whether you choose to deal with Let Alliance. In making that decision, you should know that we receive 20% commission for insurance products sold which is worth approximately £45 per policy. Where we arrange for an EICR, Legionella Risk Assessment or EPC on behalf of a client, we charge a fee which covers arranging the inspection, collection of keys (if necessary) and the survey. Of the total cost John German retains on average £30 to cover the administration of this process. If you require any financial advice we may refer you or the tenant to APR Money Limited for advice on mortgage products available. It is the decision of the landlord or tenant whether they choose to deal with APR Money Limited. In making that decision, you should know that we receive approximately £60 per referral from APR Money Limited. V6270220



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[JohnGerman.co.uk](http://JohnGerman.co.uk) Sales and Lettings Agent

