



**Apartment 3, Thornley Place, Ashbourne, DE6 1PQ**

**PRICE: Offers Around £173,000**

**NO UPWARD CHAIN**



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**ESTATE AGENTS   CHARTERED SURVEYORS   AUCTIONEERS**

## DESCRIPTION

A well-proportioned ground floor apartment located within this secure town centre gated complex with allocated parking space and visitor parking. The accommodation has recently been re-decorated and re-carpeted and comprises front entrance porch, open plan dining kitchen/living room, entrance hall, bathroom, two bedrooms, one of which offers an en-suite shower room.

The apartment can be accessed from Compton or from the gated courtyard. From the gated courtyard there is a communal entrance door leading into a communal entrance hall where there is a personal entrance door leading to Apartment 3.

From Compton there is a timber front entrance door opening into the

**Entrance Porch** with double-glazed windows and door opening into the

**Open Plan Dining Kitchen/Living Room** 6.53m x 4.92m max and 4.02m min (21'5" x 16'1" max and 13'2" min) comprising a fitted kitchen with wall and base units and drawers, integrated fridge/freezer, Gorenje electric oven, Indesit four ring electric hob with NEFF extractor hood above and space and plumbing for a washing machine. Worksurface with inset one and a half bowl stainless steel sink and drainer unit, tiled splashback, tiled flooring to the kitchen with the living area being carpeted. Two front aspect double-glazed windows, two wall-mounted electric heaters and door leading to the

**Entrance Hall** with entrance door from the communal hall, further doors leading to both bedrooms, bathroom and walk-in storage cupboard housing the hot water cylinder. Wall mounted electric heater and intercom system.

**Bathroom** 2.59m x 2.97m (8'6" x 9'9") comprising bath, wash-hand basin, low-flush wc, tiling to half height, tiled flooring, heated towel rail, side aspect UPVC double-glazed window and extractor fan.

**Bedroom One** 3.43m x 2.68m (11'3" x 8'9") having a rear aspect UPVC double-glazed window, fitted double wardrobe with hanging space and shelving to one side, wall mounted electric heater and door leading to the

**Ensuite** 1.63m x 1.80m (5'4" x 5'11") comprising a corner shower cubicle with mains control shower, pedestal wash-hand basin and low-flush wc. Tiling to half height, tiled flooring, heated towel rail, UPVC double-glazed window, extractor fan and shaver point.

**Bedroom Two** 3.54m x 2.51m (11'7" x 8'3") with rear aspect UPVC double-glazed window and wall mounted electric heater.



## OUTSIDE

The property is approached via remote controlled electric security gates leading into a communal courtyard area where the property has an allocated parking space.

In addition there is also visitors parking and communal seating areas.

## SERVICES

It is understood that all mains water, drainage and electricity are connected to the property.

## 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

The property is understood to be held leasehold on a 999 year lease commencing in 2003. The service management charge is £1559 per annum. Each leaseholder will have an equal shareholding in the management company. The Freehold is an asset of the management company. Interested parties should seek verification from their own solicitor.

**We understand that the seller has paid the service charge up to the end of February 2027.**

## COUNCIL TAX

For Council Tax purposes the property is in band C

## EPC RATING C

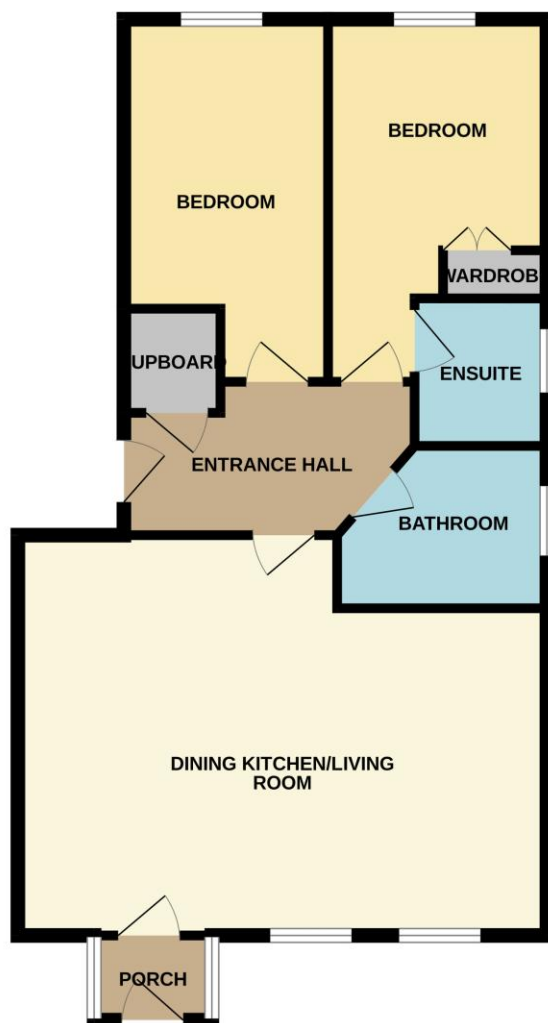
## VIEWING

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

Ref FTA2864



GROUND FLOOR  
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 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.