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**Dove View, Mayfield, Ashbourne, Derbyshire, DE6 2HN**  
£610 per calendar month    Unfurnished    Deposit £700

### **GENERAL DESCRIPTION**

A well presented, ground floor two bedroomed apartment situated just 1 mile from Ashbourne town centre. Comprising lounge, fully fitted kitchen with integrated appliances, principal bedroom with luxury en-suite shower room, guest's bedroom and second bathroom, this property comes unfurnished and enjoys the benefits of gas central heating and double glazing throughout.

Outside is an easy to manage courtyard garden, parking space for one vehicle and single garage.

Ideal for commuters, within easy reach of A52 and A38, the property offers easy to manage accommodation ideal for a professional single or couple.

EPC Band: C

Council Tax Band: A

# ACCOMMODATION

## GROUND FLOOR

ENTRANCE via UPVC double glazed door into;

KITCHEN DINER (8'11" max x 15'0" into cupboards) appointed with a range of white farmhouse style base and eye level storage units with granite work surface over. Cupboard housing 'Worcester Greenstar' boiler One and a half bowl inset stainless steel sink unit and mixer tap over. Granite splash backs, built in head height fridge / freezer, integrated 'Diplomat' dishwasher and washing machine. Inset five ring gas hob with extractor hood above and built-in 'Stoves' double oven under. Ceramic tiled flooring and double glazed window to front aspect. Double panelled central heating radiator. Recessed spotlight and smoke alarms to ceiling, alarm call point, security alarm system panel and 'Drayton' thermostat control panel to wall. Further doors through to Bedroom 1 and internal hallway:



BEDROOM ONE (11'11" into wardrobes x 8'10"), carpeted with recessed spotlights and smoke alarm to ceiling and double panelled central heating radiator. Built-in, sliding 3-door wardrobe with hanging rails and shelving units. Television point, double glazed window to front aspect and door off to:

EN-SUITE SHOWER with corner shower unit having power shower over and tiled surrounds. Low level W.C., boxed wash hand basin. Heated towel rail, room having ceramic tiled flooring. Recessed spotlights and extractor to ceiling.

INTERNAL HALL with doors off to Bedroom 2 and Bathroom with oak steps and open doorway through to:

LOUNGE (13'11" max x 12'10" max), carpeted with open recess fireplace having slate hearth housing an electric imitation 'multi-fuelburner'. Beam, smoke alarm and recessed spotlights to ceiling, with further decorative chrome wall lights. Double glazed window to side aspect and double panelled central heating radiator. Television, telephone points and Sky leads.



BEDROOM TWO (9'7" x 8'9") with double panelled central heating radiator, recessed spotlights and smoke alarm to ceiling and double glazed window to side aspect.

FAMILY BATHROOM being fully tiled, fitted with a white three piece suite comprising low flush W.C., wash hand basin, panelled bath with tiled surrounds. Bath having a telephone handle style mixer tap with shower attachment and shower bracket affixed to wall. Built in storage cupboard with shelves. Room having ceramic tiled flooring, recessed spotlights and extractor to ceiling, heated towel rail and double glazed window to side aspect.



## **OUTSIDE**

Outside is an easy to manage, walled courtyard garden with patio seating area, parking space for one vehicle and single garage.

**VIEWING: By appointment through Dove Property**