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**St Monica's Way, Tissington Court, Windmill Lane,
Ashbourne, Derbyshire DE6 1RF**

£725 per calendar month

Unfurnished

Deposit £836

GENERAL DESCRIPTION

An executive ground floor apartment located in the much sought after development off Windmill Lane, located just a short walk to Ashbourne Town Centre and local amenities. This stunning unfurnished apartment briefly comprises Entrance Hall, 2 Double Bedrooms (1 En Suite), Bathroom, large open plan Lounge/ Kitchen/Diner with full range of integrated appliances (incl. washer/drier). A key feature of the apartment being doors from the lounge to a private Patio Seating Area.

The apartment is double glazed throughout having GCH and video phone entry system. Allocated parking for one vehicle

Council Tax Band: C

EPC Band: B

ACCOMMODATION

ENTRANCE via communal hall, stairs or lift, through hardwood internal door into:

ENTRANCE HALL being carpeted with two double door, built-in closets providing substantial storage space, with double panelled central heating radiator, video entrance system panel, thermostat control and telephone point to walls, two pendant light fittings and smoke alarm to ceiling and doors off to:



OPEN PLAN LIVING / KITCHEN / DINER (26'5" max into cupboards x 17' max into cupboards) having three distinct areas; Lounge, Dining area, and Kitchen.



LOUNGE AREA being carpeted with double glazed window to side and double glazed windows and patio door to front aspect giving access to a private Ground Floor Patio / terrace. Television & Multi-media points and double panelled central heating radiator to wall and light fitting to ceiling.

DINING AREA again carpeted with further double glazed, full length window onto patio and recessed spotlights to ceiling.

KITCHEN AREA with oak effect cushioned flooring, appointed with a range of white 'Shaker' style base and eye level storage units, with under cupboard lighting. Black granite work surface with inset stainless steel sink with vegetable bowl and mixer tap over. Built-in 'Electrolux' refrigerator unit, freezer unit, washer drier and dishwasher. Integrated 'Zanussi' electric oven with inset 4-ring gas hob over with stainless steel chimney extractor hood above. Door concealing 'Ariston' combi-boiler. Recessed spotlights and smoke alarm to ceiling.



BEDROOM 1 (12'10" x 10'1" max) carpeted with double glazed window to front aspect, double panelled central heating radiator, television and telephone points. Light fitting to ceiling and door off to:

ENSUITE SHOWER ROOM fitted with a white 3-piece suite comprising low flush W.C., pedestal wash hand basin and shower cubicle with folding door, housing a mains shower to wall. Room being half tiled with ceramic tiled floor, recessed spotlights and extractor fan to ceiling, shavers point and heated towel rail to wall.



BEDROOM 2 (12'5" max x 10'1" max) being carpeted with two double glazed windows to front and side aspects, double panelled central heating radiator, television and telephone points.

BATHROOM (12'7" x 5'1" plus door recess) with ceramic tiled floor, room being half tiled, fitted with a white 4-piece suite comprising low flush W.C., pedestal wash hand basin, bath and corner shower cubicle housing mains shower to wall. Heated towel rail and shavers point with recessed spotlights and extractor fan to ceiling.



OUTSIDE:

Surrounding Tissington Court is an attractive communal garden, predominantly lawned adjacent to a driveway and parking area. Allocated parking for one vehicle is available for the apartment.

Viewing through Dove Property on 01335 342936