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**Taylor Court, Sturston Road, Ashbourne, Derbyshire DE6 1BZ**  
£725 per calendar month      Unfurnished      Deposit £835

### **GENERAL DESCRIPTION**

An attractively designed first floor apartment, situated close to the centre of Ashbourne, ideal for all local amenities. This well-presented apartment briefly comprising Entrance Hall, 2 Double Bedrooms (1 en suite), Family Bathroom, good sized Lounge Diner, Breakfast Kitchen with integrated appliances and Utility Room.

Gas Central Heating & Double Glazed throughout. Single Garage in separate block, no external parking space.

EPC Band: B

Council Tax Band: C

# ACCOMODATION

## **GROUND FLOOR**

ENTRANCE through hardwood double glazed entrance door into:

ENTRANCE STAIRWAY, carpeted with pendant light fitting to ceiling, electrics consumer unit, and single panelled central heating radiator with carpeted stairs and handrail up to:

## **FIRST FLOOR**

ENTRANCE HALL, carpeted with smoke alarm, loft access hatch and pendant light fitting to ceiling, single panelled central heating radiator, thermostat control panel, door concealing water tank and doors off to:

LOUNGE (15'9" x 12'7"), carpeted with two pendant light fittings to ceiling, double glazed window to rear aspect, one single and one double panelled central heating radiators. Television point, Sky leads and telephone point.



BREAKFAST KITCHEN (11'5" x 9'), having ceramic tiled flooring with recessed spotlights to ceiling double glazed window to front aspect, and concealed 'GlowWorm 12hxi' boiler with central heating control panel. Fitted with a range of maple effect base and eye level storage units with granite effect laminate work surface over. Inset stainless steel sink with drainer, vegetable bowl and mixer tap ver, built-in 'Neff' single electric oven with matching inset 4-ring gas hob and overhead pull out extractor above. Built-in 'Statesman' dishwasher, and built-in tall 'Neff' fridge freezer unit. Door into:

UTILITY ROOM with ceramic tiled flooring continued, with pendant light fitting and extractor fan to ceiling, ceramic tiled splash back over laminate work surface, with space, power and plumbing for washer drier.

BEDROOM 1 (12' x 11'7 plus door recess), carpeted with two double glazed window to rear and side aspects, double panelled central heating radiator and pendant light fitting to ceiling. Built-in maple effect triple door wardrobe, television point and door off to:

ENSUITE SHOWER ROOM, with ceramic tiled flooring, appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and shower cubicle housing a chrome thermostatically controlled mains shower. Room part tiled, shower cubicle with chrome heated towel rail, extractor fan and recessed spotlights to ceiling.



BEDROOM 2 (9'6" x 8'9"), carpeted with pendant light fitting to ceiling, double glazed window to rear aspect, and double panelled central heating radiator.

BATHROOM with ceramic tiled flooring, appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and bath with shower attachment. Room part tiled with recessed spotlights and extractor fan to ceiling, chrome heated towel rail, double glazed, obscured window to rear and door into Bedroom 2.

#### OUTSIDE

TO THE FRONT OF THE PROPERTY is a communal footpath providing access to the apartment entrance door. Opposite the building is a row of single garages with metal up and over doors, one of which belongs to the apartment. Please note there is no external Parking space for this apartment so parking of motor vehicles in in the Garage or off site.

**VIEWING: By appointment through Dove Property**