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**Wyaston Gardens, Willow Meadow Road, Ashbourne DE6 1HH**  
£440 per calendar month      Unfurnished      Deposit £550

### **GENERAL DESCRIPTION**

A well presented, spacious ground floor flat situated in a quiet residential development just 5 minutes from Ashbourne Town Centre. Briefly comprising Entrance Hall, good sized Lounge, Fitted Breakfast Kitchen, Double Bedroom & Bathroom with electric shower.

The property enjoys attractive communal gardens and an allocated parking space for one vehicle.

Council Tax Band: A

EPC Band: E



## ACCOMMODATION

ENTRANCE under covered walkway through obscured entrance door into:

ENTRANCE HALL with two pendant light fittings, smoke alarm and 'Dimplex' storage heater. Two internal doors concealing storage cupboards, one large with wall light fitting, and further doors into:

LOUNGE (19' into bay x 11'4"), carpeted with two 3-point ceiling light fittings and double glazed bay window to rear aspect. 'Newlex' storage heater and electric fire with wood surround and mantle. Television point, Sky leads and telephone point.



BREAKFAST KITCHEN (11'4" into cupboards x 9'10" into cupboards) with strip light to ceiling and window to front aspect, room fitted with a range of cream base and eye level storage units incorporating breakfast bar. Inset stainless steel sink with drainer, vegetable bowl and mixer tap, and free-standing double electric cooker with 4-ring hob. Cupboard concealing hot water tank with immersion and timer switch. Fitted washing machine, space, power for tall fridge freezer.

BEDROOM (12'6" x 11'11") carpeted with pendant light fitting to ceiling, double glazed window to rear aspect, electric heater and television point. Built-in double door wardrobe with overhead storage cupboards.



SHOWER ROOM

## **OUTSIDE**

The flat at Wyaston Gardens sits within a development of fourteen flats over two storey buildings, surrounded by attractive communal gardens and walkways, with a car park area to the side, having one allocated space available for the flat.



**VIEWING: By appointment through Dove Property**