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**Dig Street, Ashbourne, Derbyshire DE6 1GF**  
£525 per calendar month      Unfurnished      Deposit £605

### **GENERAL DESCRIPTION**

A spacious one bedroom 1st Floor flat situated in Ashbourne Town Centre, close to all local amenities. Well presented throughout, the flat briefly comprising Communal Entrance, Entrance Hall, Good sized Lounge, Fitted Kitchen Diner, one Double Bedroom, and Bathroom with shower over bath. Newly decorated with new carpets

The property enjoys gas central heating and on street parking.

Council Tax Band: B

EPC Band: D

## ACCOMMODATION

### **GROUND FLOOR:**

ENTRANCE via hardwood entrance door into:

COMMUNAL ENTRANCE HALL & STAIRS, carpeted with meter cupboard to side, pendant light fitting and stairs to First Floor. Hardwood Flat Entrance Door into:

ENTRANCE HALL, carpeted with pendant fitment, and smoke alarm to ceiling, Consumer unit, single panelled central heating radiator and door concealing airing cupboard housing an 'Ideal Mini' combi boiler. Doors off to:

LOUNGE (14'3" max x 11'), carpeted with pendant light fitting to ceiling, two single glazed sash windows to front aspect, double panelled central heating radiator, and television points.



KITCHEN DINER (11'10" max into cupboards x 11'3"), having light wood effect cushioned flooring, fitted with a range of cream shaker style base and eye level storage units with wood effect laminate work surface over. Built-in 'Lamona' electric oven with inset 'Lamona' four ring gas hob over with stainless steel chimney extractor hood above. Inset stainless steel sink with drainer, grey ceramic tiled splash backs and double panelled central heating radiator. Single glazed sash window to front aspect, CO detector and pendant light fitting to ceiling. Space, power and plumbing for washer drier and fridge freezer.



BEDROOM (12'11" x 12' max), carpeted with single glazed velux window and single glazed window to side aspect, single panelled central heating radiator, original double door recessed high shelving unit and pendant light fitting to ceiling.



BATHROOM, having wood effect cushioned flooring, appointed with a white 3-piece suite comprising bath with glass shower screen and 'Triton Vega' electric shower over, pedestal wash hand basin and low flush W.C. Room is half tiled, with single glazed window to side, double panelled central heating radiator and ceiling light fitment.



**VIEWING: By appointment through Dove Property**