



Ashbourne Business Centre, Dig Street, Ashbourne,  
Derbyshire DE6 1GF Tel/Fax 01335 342936  
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**Dig Street, Ashbourne, Derbyshire DE6 1GF**  
£400 per calendar month      Unfurnished      Deposit £460

### **GENERAL DESCRIPTION**

A fully refurbished, immaculate one bedroom 1st Floor duplex flat situated in Ashbourne Town Centre, close to all local amenities. Well presented throughout, the flat briefly comprising Communal Entrance, Entrance Lobby, good sized open plan Lounge Kitchen Diner with all appliances, one Double Bedroom, and newly fitted Shower Room.

The property enjoys gas central heating through newly fitted combi boiler, and new flooring throughout.

Council Tax Band: A

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:

### **FIRST FLOOR:**

ENTRANCE LOBBY, newly carpeted with pendant light fitting, painted ceiling beams, and emergency light to ceiling, high, small door storage cupboard, stairs to 2nd Floor and doors off to:

BEDROOM (12'6" x 7'2" plus walk-in Dressing area), newly carpeted with recessed spotlights, pendant light fitting, two double glazed windows, one obscured, to rear aspect, two single panelled central heating radiators and walk-in dressing area with shelves, hanging rail and storage baskets.



SHOWER ROOM, with newly fitted grey patterned, tile effect cushioned flooring, newly appointed with a 3-piece suite comprising low flush W.C., vanity wash hand basin and quadrant shower cubicle with glass sliding doors, grey stone effect shower board walls housing a 'Triton Arena' electric shower. Grey ceramic tiled splash back, recessed spotlights and extractor fan to ceiling and chrome heated towel rail.



## **FIRST FLOOR:**

LANDING at head of newly carpeted stairs with balustrade, with pendant light fitting, emergency light and smoke alarm to ceiling. Door into:



LOUNGE KITCHEN DINER (17'5" into cupboards x 13' reducing 9'2"), with well defined Living and Kitchen areas. Living area newly carpeted, with recessed spotlights and loft access hatch to ceiling, two single glazed, original sash windows to front aspect, single panelled central heating radiator and 'EGi' mobile central heating control panel. Newly fitted Kitchen area, having grey patterned, tile effect cushioned flooring with new grey, shaker style base level storage units and white granite effect laminate work surface over. Inset resin sink with chrome mixer tap over, and built-in 'Lamona' appliances comprising electric fan oven, inset 4-ring, black glass ceramic hob, overhead stainless steel / glass chimney extractor hood, washing machine and fridge unit with freezer box. Room having recessed spotlights, heat alarm and double glazed velux window to ceiling and concealed, newly fitted 'GlowWorm 25c' combi boiler.



**VIEWING: By appointment through Dove Property**