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www.doveproperty.co.uk



Hall Lane Mews, Ashbourne, Derbyshire DE6 1EB
£575 per calendar month Unfurnished Deposit £663

GENERAL DESCRIPTION

A modern First Floor apartment located close to Ashbourne Town Centre, double glazed throughout with gas central heating and allocated parking. Briefly comprising, Communal Entrance Hall, Hallway, spacious Lounge Diner with balcony to rear, fitted Kitchen, two Double Bedrooms, Ensuite Bathroom to principle bedroom, and Shower Room.

This spacious and attractive is available to let unfurnished, offering a convenient and comfortable living space, within easy walking distance of all local amenities.

Early viewing recommended.

EPC Band C

Council Tax Band B

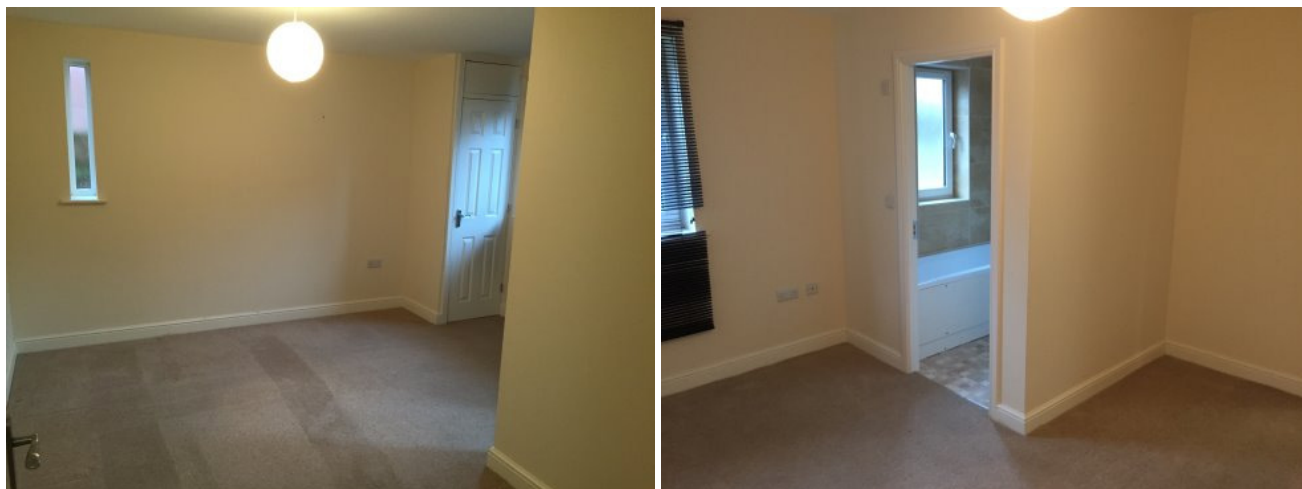
ACCOMMODATION

GROUND FLOOR:

ENTRANCE via secure, communal hallway through glazed hardwood entrance door into:

ENTRANCE HALL, carpeted with pendant light fitting and smoke alarm to ceiling, double panelled central heating radiator, thermostat control and open archway through to Kitchen. Doors off to:

BEDROOM 1 (L-Shaped 13'7" reducing 8'4" x 13'6" reducing 7'6") carpeted with pendant light fitting to ceiling, double glazed window to front aspect, and double glazed obscured slit window to side. Double panelled central heating radiator and door concealing boiler cupboard housing a 'Worcester' combi boiler. Door off to:



ENSUITE BATHROOM appointed with a white 3 piece suite comprising low flush W.C, boxed wash hand basin with cupboard under and bath with shower screen and shower attachment over. Room part tiled with cushioned flooring, heated towel rail, ceiling light fitment and shavers point. Double glazed obscured window to front and extractor fan.

BEDROOM 2 (13'6" x 6'10") carpeted with pendant light fitting to ceiling, double panelled central heating radiator and double glazed obscured window to side.



SEPARATE SHOWER ROOM appointed with a white 3 piece suite comprising low flush W.C., vanity wash hand basin and shower cubicle with glass concertina door housing a chrome thermostatically controlled mains shower. Room being part tiled with cushioned flooring, heated towel rail, and ceiling light fitment and extractor fan to ceiling.



KITCHEN (8'2" into cupboards x 7'11" into cupboards), with laminate flooring, fitted with a range of cream base and eye level storage units, with wood effect roll edge laminate work surface. Inset stainless steel sink with drainer and mixer tap over. Built-in 'Lamona' electric oven with matching inset four-ring gas hob above and steel chimney extractor hood above. Under-counter 'Beko' washing machine, built-in 3/4 size dishwasher and space for tall fridge freezer. Pendant light fitting to ceiling, double glazed window to rear aspect, tiled splash backs and open arch into:



LOUNGE/ DINER (15'3" x 13'6") carpeted, with pendant light fitting to ceiling, two double glazed windows to rear aspect and double glazed obscured slit window to side. Television and telephone points with 'Sky' leads, with double glazed external door onto:



PRIVATE BALCONY (7'10" x 6'4") with ceramic tiled floor, wall light fitting and steel handrail with glass panels. South facing, looking towards the park.

OUTSIDE:

TO THE FRONT OF THE PROPERTY is a communal parking area with one space allocated to the apartment.

VIEWING: By appointment through Dove Property