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Chatsworth Court, Park View, Ashbourne, Derbyshire DE6 1PF

£450 per calendar month

Unfurnished

Deposit £519

GENERAL DESCRIPTION

An immaculate one bedroom, 2nd Floor retirement apartment situated in Ashbourne Town Centre, close to all local amenities. Fully redecorated throughout with new carpets, the apartment briefly comprising Communal Entrance and Facilities including Lounge & Laundry, Entrance Hall, good sized Lounge, fitted Kitchen with all appliances, one Double Bedroom, Boiler / Store Room and Shower Room.

The property enjoys electric storage heating, double glazed throughout, communal gardens and Parking for one vehicle.

A Service Charge is payable by the Tenant of £274 / month to cover the cost of Communal area upkeep, Water & drainage charges, emergency support via call cords and warden, and use of communal Lounge, Laundry etc.

Being a retirement development, applicants must be 60 years of age, or older, with partner at least 55 years of age.

Council Tax Band: B

EPC Band: B

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via hardwood, secure entrance door into:

COMMUNAL ENTRANCE HALL, FACILITIES, LIFT & STAIRS, carpeted, including Resident's Lounge and Laundry Room with stairs and lift to..

SECOND FLOOR:

ENTRANCE HALL, approached via communal Landing through hardwood entrance door, newly carpeted with two circular light fittings, smoke alarm, loft access hatch and coving to ceiling. 'Creda' modern storage heater, emergency support cord, hot water immersion control panel, high wood door concealing built-in electrics meter cupboard and doors off to:

BOILER / STORAGE ROOM (10'2" x 4'6"), newly carpeted with electrics consumer unit, 'Gledhill' hot water boiler, built-in safe box and built-in tall double sliding door shelved storage cupboard.



LOUNGE (16'11" x 10'2"), newly carpeted with two circular ceiling light fittings, coving and three double glazed windows to rear and side aspects. 'Creda' storage heater, television and telephone points, main feature of the room being a fireplace with polished limestone hearth and backplate and white wood 'Adam' style surround and mantel housing a gold / black living flame effect electric fire. Emergency support pull cord and glazed, obscured french doors into:



KITCHEN (10'2" into cupboards x 5'10" into cupboards), with beige stone effect cushioned flooring, double spotlight fitting, coving and emergency support pull cord to ceiling. Room fitted with a range of beech effect base and eye level storage cupboards with grey granite effect laminate work surface over and beige ceramic tiled splash backs behind. Inset stainless steel sink with chrome taps, built-in 'Electrolux' single electric fan over and matching inset four-ring electric hob with extractor hood over. Under-counter 'Indesit' fridge and 'Hotpoint' freezer units, with double glazed window to side aspect and 'Creda' convection heater.



BEDROOM (13'8" x 9'1"), newly carpeted with light fitting, coving and emergency support cord to ceiling, double glazed window to rear aspect and 'Creda' modern electric storage heater. Built-in mirrored double concertina door wardrobe with hanging rails and shelves, television and telephone points.



SHOWER ROOM, with fitted beige wood effect cushioned flooring, appointed with a 3-piece suite comprising low flush W.C., boxed wash hand basin over two door cupboard and large shower cubicle with glass sliding doors housing a chrome thermostatically controlled mains shower. Grey stone effect shower board cubicle and half walls, circular light fitting and extractor fan to ceiling, emergency support cord, 'Creda' convection heater, heated towel rail and shavers light.



COMMUNAL AREA, located on the Ground Floor consists of a large Lounge area in which coffee mornings and events take place and a good sized Laundry Room with numerous washing machines and tumble driers.



OUTSIDE

Communal Gardens surround the building for use by the occupants of Chatsworth Court with adjacent Parking areas – the apartment is entitled to park a motor vehicle in one space of those available.

