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Victoria Square, Ashbourne, Derbyshire DE6 1GG
£525 per calendar month Unfurnished Deposit £700

GENERAL DESCRIPTION

A spacious, fully refurbished two bed 2nd Floor apartment situated in the heart of a conservation area of Ashbourne Town Centre, close to all local amenities. Well presented throughout, with new windows, central heating, kitchen, bathroom and flooring, and decorated throughout, still retaining attractive original features. The apartment, available immediately briefly comprises Communal Entrance, Entrance Hall, fantastic open plan Lounge Kitchen Diner, Utility Room, two Double Bedroom, and Bathroom with shower over bath.

The property enjoys a newly fitted gas fired combi boiler and on street parking.

Council Tax Band: B

EPC Band: TBC

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via glazed, hardwood entrance door into:

COMMUNAL ENTRANCE HALL & STAIRS, carpeted with pendant light fitting and stairs to First & Second Floors. New hardwood glazed Apartment Entrance Door into:

ENTRANCE HALL, newly carpeted with light fitment, smoke alarm and loft access hatch to ceiling, consumer unit and low wood door concealing eaves storage cupboard. Doors off to:



OPEN PLAN LIVING KITCHEN DINER (16' 10" max x 16' 2" max), split into distinct Lounge Diner and Kitchen areas, Lounge being newly carpeted with original oak beams and recessed spotlights to ceiling, and half bare brick wall with high feature shelf recess. New double glazed sash window to front aspect, two double panelled central heating radiators and three wall light fitments. Fireplace recess with oak mantel above and television point. Kitchen area newly fitted with a range of white shaker style base and eye level storage units with wood effect laminate work surface over. Further new double glazed window to side aspect, inset stainless steel sink with drainer and mixer tap and space / power for electric cooker. Space and power for refrigerator, newly fitted stainless steel chimney extractor hood and newly fitted grey oak effect laminate flooring.



UTILITY ROOM (5'4" x 5' into cupboards plus door recess), newly fitted grey oak effect laminate flooring, fitted with new white shaker style base and eye level storage unit with wood effect laminate work surface over. Space / plumbing for washer machine and tumble drier. Circular ceiling light fitment, single panelled central heating radiator and newly fitted wall-mounted 'iMini c24' gas combi boiler. Central heating control panel.



BEDROOM 1 (11'9" max x 11'1" + door recess), newly carpeted with pendant light fitment, new double glazed sash window to front aspect, double panelled central heating radiator, and white painted original cast iron feature fireplace. Door concealing storage cupboard / built-in wardrobe.



BEDROOM 2 (11'11" x 8'9"), newly carpeted with pendant light fitment, two new double glazed windows to side aspect, one having high shelf and internal obscured window over communal stairway, and double panelled central heating radiator.



BATHROOM, having newly fitted tile effect cushioned flooring, appointed with a new white 3-piece suite comprising P-shaped bath with glass shower screen with newly fitted 'Redring Pure' electric shower over, pedestal wash hand basin and low flush W.C. Room having part tiled walls with single glazed obscured window to side, single panelled central heating radiator, extractor fan and ceiling light fitment.



VIEWING: By appointment through Dove Property