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**The Old Slaughterhouse, Shakespeares Yard, Victoria Square, Ashbourne DE6 1GG**  
£575 per calendar month      Unfurnished      Deposit £660

### **GENERAL DESCRIPTION**

Hidden behind the shops of the Market Place & Victoria Square in Ashbourne Town Centre, this refurbished, Ground Floor Flat, briefly comprises good sized Lounge, newly fitted Breakfast Kitchen, one Double Bedroom and Bathroom with shower over bath.

Newly carpeted and redecorated throughout, Flat 1 comes with electric storage heating, its own entrance, and a small, courtyard seating area and lean to storage building. On street parking on the Market Place or Union Street.

Council Tax Band: A

EPC Band: TBC

## ACCOMMODATION

### **GROUND FLOOR:**

ENTRANCE via hardwood, glazed, obscured entrance door into:

LOUNGE (13'8" x 13'6" plus door recesses), newly carpeted with stained oak beam, smoke alarm and recessed spotlights to ceiling. Double glazed window to front aspect, electric storage heater, Sky leads and telephone point. Double concertina door concealing airing cupboard with hot water tank, immersion control panel and electrics consumer unit with steps and doors off to:



BREAKFAST KITCHEN (13'9" max into cupboards x 9' into cupboards plus door recess), having terracotta ceramic tiled flooring, with recessed spotlights and stained oak beam to ceiling, double glazed window to front aspect and electric storage heater. Room newly fitted with a range of grey/beige farmhouse style base and eye level storage units with granite effect laminate work surface over and ceramic tiled splash back and ledge. Inset stainless steel sink with drainer, and mixer tap over. New built-in 'Bosch' single electric fan oven, inset black glass 'Cooksir' 4-ring induction hob and stainless steel extractor hood above. Under-counter 'Swan' washing machine with further under-counter space and power for fridge unit. Built-in recycle bin and glazed, obscured hardwood entrance door into:

LEAN TO STORAGE ROOM, with ceramic tiled flooring continued, single glazed window to front yard and glazed, obscured hardwood entrance door.



**BEDROOM (11'11" x 7'7"),** newly carpeted with oak beam, skylight pipe and recessed spotlights to ceiling, double glazed, obscured window to rear, and electric storage heater. Door concealing deep built-in wardrobe with hanging rail and ceiling light fitting.



**BATHROOM,** having new wood effect cushioned flooring, appointed with a white 3-piece suite comprising bath with shower curtain rail and 'Triton T80si' electric shower over, pedestal wash hand basin and low flush W.C. Room part tiled with shavers light, recessed spotlights and extractor fan to ceiling with electric convection heater, decorative ceramic tiled bath walls and splash backs  
**OUTSIDE**

**TO THE FRONT OF THE PROPERTY** is a courtyard seating area accessed via a front entrance gate. On street Parking only either on Market Place or Union Street.

