



Ashbourne Business Centre, Dig Street, Ashbourne,  
Derbyshire DE6 1GF Tel/Fax 01335 342936  
[www.doveproperty.co.uk](http://www.doveproperty.co.uk)



**Flat 1, 24 Church Street, Ashbourne, Derbyshire DE6 1AE**  
£400 per calendar month      Unfurnished      Deposit £500

### **GENERAL DESCRIPTION**

A spacious ground floor flat located in Ashbourne Town Centre, ideal for all local amenities. Occupying the ground floor of an imposing, three storey, Victorian town house, Flat 1 briefly comprises communal Reception Hall, Entrance Hall, spacious Lounge, Kitchen Diner with appliances, Double Bedroom with walk-in Dressing Area and Bathroom.

With original character features including sash windows and a most attractive communal Garden to the rear with allocated Parking for one vehicle, early viewing on this property is highly recommended.

Viewings through Dove Property.

EPC Band E

Council Tax Band B

## **ACCOMMODATION**

### **GROUND FLOOR:**

ENTRANCE via hardwood external door into communal Reception Hall with further door off to:

ENTRANCE HALL having flagstone floor leading to carpeted area with two pendant light fittings and smoke alarm to ceiling, dark wood four-door cupboard concealing electric consumer unit and doors off to:

LOUNGE (19'2" max x 15'4"), having terracotta tiled flooring with pendant light fitting and coving to ceiling and secondary glazed sash window to front aspect. Main feature of the room being a marble fireplace with copper surround housing a gas fire with stone hearth. Television and telephone points and electric storage heater.

KITCHEN DINER (14'10" max x 12'10" max) having cushioned flooring with pendant light fitting and smoke alarm to ceiling. Room fitted with a range of original, tall built-in oak cupboards, one concealing airing cupboard, and recessed shelving. Free-standing double electric oven with four-ring hob, tall fridge freezer and washing machine, Stainless steel sink with drainer with cupboards under and tiled splash backs. Room having single glazed windows to rear aspect with wood bench under affording views over the very attractive communal gardens, and door providing access to rear down flagstone steps with handrail. Electric storage heater.

BEDROOM (15'2" max x 12'2" plus walk-in Closet Area), carpeted with two secondary glazed sash window to rear aspect, pendant light fitting to ceiling and coving, with one wall mirrored. Electric storage heater with marble fireplace with stone hearth and wood surround housing a gas fire. Open archway to walk-in closet area.

BATHROOM, fitted with a white three piece suite comprising low flush W.C., pedestal wash hand basin, and bath with a 'Triton' electric shower over. Room being half tiled with cushioned flooring and light fitting to ceiling. Heated towel rail, extractor fan and electric convection heater..

### **OUTSIDE**

TO THE REAR OF THE PROPERTY is a large, landscaped, communal garden with access to a parking area where the flat enjoys allocated parking for one vehicle.



**VIEWING: By appointment through Dove Property**