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**Victoria Square, Ashbourne, Derbyshire DE6 1GG**  
£500 per calendar month      Unfurnished      Deposit £576

### **GENERAL DESCRIPTION**

A spacious one bedroom 1st Floor apartment situated in the heart of Ashbourne Town Centre, close to all local amenities. Well presented throughout, briefly comprising Communal Entrance, Entrance Hall, Good sized Lounge, Fitted Breakfast Diner (no appliances), Utility Room, one Double Bedroom, and Bathroom with shower over bath.

The property enjoys gas central heating and on street parking.

Council Tax Band: A

EPC Band: C

## 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. Hardwood Apartment Entrance Door into:

ENTRANCE HALL, carpeted with two 3-point light fittings, smoke alarm and CO detector to ceiling, Consumer unit, single panelled central heating radiator and thermostat control panel. Doors off to:



BREAKFAST KITCHEN (10'5" x 9'9"), having tile effect cushioned flooring, fitted with a range of white shaker style base and eye level storage units with granite effect laminate work surface over and matching ceramic tiled splash back. Inset stainless steel sink with drainer, vegetable bowl and mixer tap over, overhead stainless steel chimney extractor hood and space / power for electric cooker and fridge freezer. Double panelled central heating radiator, 4 door, 2 shelf built-in storage cupboard to recess, single glazed internal window to communal hallway and black cast iron feature fireplace.



UTILITY ROOM (6'11" x 6'4" into cupboards), having tile effect cushioned flooring, fitted with a white shaker style base level storage unit with granite effect laminate work surface over and matching ceramic tiled splash back. Inset stainless steel sink with drainer and mixer tap, and space / plumbing for washer drier. Circular ceiling light fitting and extractor fan with single panelled central heating radiator and double glazed, obscured window to side.



LOUNGE (16'4" x 11'4" max), carpeted with two three-point chrome light fittings to ceiling, original glazed sash window towards town centre aspect, double panelled central heating radiator, television and Sky leads. Original built-in 2 door, 2 shelf storage unit to recess, bare fireplace with limestone hearth and mid-wood surround and mantle.



BEDROOM (11'10" max x 9'6" + door recess), carpeted with three-point ceiling light fitment, glazed sash window towards town centre aspect, single panelled central heating radiator, and television point



BATHROOM, having tile effect cushioned flooring, appointed with a white 3-piece suite comprising bath with glass shower screen and chrome thermostatically controlled mains shower over, pedestal wash hand basin and low flush W.C. Room is half tiled with single glazed obscured window to side, chrome heated towel rail, extractor fan and ceiling light fitment. Cupboard concealing 'Vaillant' combi boiler.

