



Ashbourne Business Centre, Dig Street, Ashbourne,
Derbyshire DE6 1GF Tel/Fax 01335 342936
www.doveproperty.co.uk



The Old Slaughterhouse, Victoria Square, Ashbourne, Derbyshire DE6 1GG
£500 per calendar month Unfurnished Deposit £575

GENERAL DESCRIPTION

Hidden behind the shops of the Market Place & Victoria Square in Ashbourne Town Centre, this refurbished, First Floor Flat, briefly comprises Entrance Hall, large Lounge Diner, Fitted Kitchen, two Double Bedrooms and Bathroom.

Redecorated throughout, Flat 2 comes with storage heating, its own entrance, and a small, raised courtyard seating area. On street parking on the Market Place or Union Street.

Council Tax Band: A

EPC Band: TBC

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via hardwood entrance door into:

ENTRANCE HALL, with recessed spotlights and smoke alarm to ceiling, and double glazed obscured window to rear. Understairs storage area, ceramic tiled flooring and stairs to First Floor.

STAIRS & LANDING, carpeted with oak balustrade, recessed spotlights and smoke alarm to ceiling. Double glazed window to rear aspect and double glazed, obscured entrance door giving access to rear courtyard. Storage heater, door concealing cloaks cupboard. Further doors off to:

LOUNGE DINER (18'7" max x 14'7" max plus door recess), carpeted oak beam and recessed spotlights to ceiling. Two double glazed windows to front aspect with views over rooftops to fields beyond. Two electric storage heaters, television lead and doors off to:



KITCHEN (11'10" into cupboards x 7'10" into cupboards), having wood effect cushioned flooring, fitted with a range of light grey shaker style base and eye level storage units with light oak effect laminate work surface over and terracotta ceramic tiled splash back. Inset stainless steel sink with drainer, and mixer tap over. Inset four-ring ceramic hob, and built-in 'Hotpoint' electric oven with overhead 'Hygena' extractor hood. Under-counter fridge and freezer units, and space / plumbing for washer drier. Electric storage heater, and double glazed window to aspect.



INNER HALL, carpeted with internal door from Landing, recessed spotlights to ceiling, door concealing airing cupboard with hot water tank and immersion control panel, and doors off to:

BEDROOM 1 (13'3" max x 9'6" max), carpeted with oak beam and pendant light fitment to ceiling, double glazed window to front aspect with views toward fields past Ashbourne, and electric storage heater



BEDROOM 2 (8'5" x 8'5"), carpeted with pendant light fitment to ceiling, double glazed window to rear aspect, and electric storage heater.



BATHROOM, having wood effect cushioned flooring, appointed with a white 3-piece suite comprising bath with shower curtain 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.

OUTSIDE

TO THE REAR OF THE PROPERTY is a small, raised courtyard seating area accessed via the Landing entrance door. On street Parking only either on Market Place or Union Street.

VIEWING: By appointment through Dove Property