



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



**Flat 2, 12A Market Place, Ashbourne, Derbyshire DE6 1EU**  
£425 per calendar month   Unfurnished   Deposit £525

### **GENERAL DESCRIPTION**

A recently refurbished one bedroom flat in Ashbourne Town Centre with excellent access to all local amenities, briefly comprising Communal Entrance Hall and Staircase, Flat Entrance Hall, open plan Lounge Kitchen Diner, with recently fitted Kitchen and appliances, Double Bedroom and Ensuite Shower Room.

Immaculate throughout with character features retained, the flat comes with GCH and is available for immediate occupation.

Early viewing recommended.

EPC Band TBC

Council Tax Band B

## ACCOMMODATION

### **GROUND FLOOR:**

ENTRANCE via hardwood, glazed entrance door into communal hallway with ceiling light fitting and original oak staircase up to 2nd Floor. Internal apartment entrance door into:

ENTRANCE HALL, carpeted with pendant light fitting, oak beams, loft access hatch and smoke alarm to ceiling, single panelled central heating radiator, telephone entry handset and doors off to:

OPEN PLAN LOUNGE KITCHEN DINER (17'3" into cupboards x 11'11") carpeted with cushioned flooring to kitchen area, the room having a well defined Kitchen and Living areas. Living area having pendant light fitting and loft access hatch (with ladder) to ceiling and single glazed window to rear aspect. Brick built television shelf with laminate surface, telephone point, single panelled central heating area and internal door concealing good sized storage cupboard. Kitchen area appointed with a range of maple effect base and eye level storage units with ceramic tiled splash backs and granite effect laminate work surface over. Built-in 'Lamona' electric oven with matching stainless steel 4-ring electric hob and extractor hood above. Under-counter fridge freezer unit and space and plumbing for washer drier. Single glazed window to rear aspect, single panelled central heating radiator, oak beam and strip light to ceiling.



BEDROOM 1 (10'2" x 9'2" plus door recess) carpeted with pendant light fitting and oak beams to ceiling, single glazed sash window to front aspect, and single panelled central heating radiator.



ENSUITE SHOWER ROOM appointed with a white 3 piece suite comprising low flush W.C, pedestal wash hand basin and corner shower cubicle housing a newly fitted chrome thermostatically controlled mains shower. Room part tiled with cushioned flooring, single panelled central heating radiator, ceiling light fitment, extractor fan, and shavers light.

VIEWING: By appointment through Dove Property