



Ashbourne Business Centre, Dig Street, Ashbourne,
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www.doveproperty.co.uk



Flat 3, 12A Market Place, Ashbourne, Derbyshire DE6 1EU
£435 per calendar month Unfurnished Deposit £500

GENERAL DESCRIPTION

A fully redecorated, third floor, one bedroom flat in Ashbourne Town Centre with excellent access to all local amenities, briefly comprising Communal Entrance Hall and Staircase, Flat Entrance Hall, large Lounge Diner, fitted Kitchen with appliances, Double Bedroom and Bathroom.

Many character features retained, the flat comes with GCH through newly fitted combi boiler, and is available for immediate occupation.

Early viewing recommended.

EPC Band TBC

Council Tax Band A

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via hardwood, glazed entrance door into communal hallway with ceiling light fitting and original oak staircase up to 3rd Floor. Internal apartment entrance door into:

ENTRANCE HALL, carpeted with ceiling and wall light fittings, oak beams, and smoke alarm to ceiling, single panelled central heating radiator, electrics consumer unit, telephone point, telephone entry handset and high wood door concealing boiler cupboard housing newly fitted combi boiler. Doors off to:



LOUNGE DINER (19' x 16'1"), carpeted with oak, vaulted ceiling beams, two pendant light fittings and two double glazed velux windows to ceiling and two double glazed windows to front aspect with views across the rooftops of Ashbourne to fields beyond. Double panelled central heating radiator and television point.

KITCHEN (9' into cupboards x 7'4" into cupboards), carpeted with two ceiling light fittings, single panelled central heating radiator and single glazed window to rear aspect. Fitted with a range of oak effect base and eye level storage units with grey granite effect, laminate work surface over. Inset stainless steel sink, built-in 'QA' electric oven and inset 4-ring solid plate electric hob. Under-counter 'Indesit' washing machine and free-standing 'Proline' tall fridge freezer.



BEDROOM 1 (15'6" x 12'10") carpeted with vaulted ceiling beams, pendant light fitting and double glazed velux window to ceiling, double panelled central heating radiator, black cast iron feature fire place and door concealing storage cupboard.

BATHROOM appointed with a peach 3 piece suite comprising low flush W.C, pedestal wash hand basin and bath with mixer tap and hand shower attachment.. Room part tiled, carpeted with double panelled central heating radiator, and single glazed window to rear aspect.



VIEWING: By appointment through Dove Property