



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



The Loft Rooms, Station Street Ashbourne DE6 1DF

£575 per calendar month

Unfurnished

Deposit £663

GENERAL DESCRIPTION

Modernised throughout whilst retaining original character features, this well presented two double bedroom apartment lies close to Ashbourne Town Centre with views over the town. Briefly comprising Communal Entrance Hall, Entrance Lobby, fully fitted Kitchen Diner with appliances, spacious Lounge with open fire, two Bedrooms, Ensuite Shower Room to Master and Bathroom.

With communal entrance garden and one level of a terraced rear garden allocated to the Loft Rooms, this property benefits from gas central heating and majority double glazed windows. Allocated parking for one vehicle.

Early viewing recommended.

EPC Band C

Council Tax Band B

ACCOMODATION

GROUND FLOOR:

ENTRANCE via double glazed, hardwood entrance door through communal hallway and apartment entrance door into:

ENTRANCE LOBBY with wall uplighter, minton tiled floor and stairs off to First Floor.

FIRST FLOOR:

LANDING at top of carpeted stairs with open balustrade, having two pendant light fittings and smoke alarm to ceiling and attractive stained glass sash window to rear aspect. Thermostat control panel, two door corner storage cupboard, double panelled central heating radiator, stairs to second floor and doors off to:

KITCHEN DINER (13'8" x 11'6" into cupboards) fitted with a range of beech effect, shaker style base and eye level storage units with granite effect laminate work surface over. Integrated 'Neff' electric oven, with matching inset four ring ceramic hob and chimney extractor hood above. Inset black sink with vegetable bowl, drainer and mixer tap over with tiled splash backs throughout. Built-in 'Neff' tall fridge freezer unit and built-in 'Hotpoint' washer drier and dishwasher. Room having recessed spotlights fittings to ceiling, single panelled central heating radiator, two double glazed sash windows to rear aspect, telephone point and oak effect laminate flooring. Open doorway into:



LOUNGE (13' max x 12' plus recess), with oak effect laminate flooring continued, recessed spotlights to ceiling and double glazed sash window to rear aspect with views over Ashbourne. Main feature of the room being an open black cast iron fireplace with decorative tiled inlays and hearth. Television point, Sky leads and single panelled central heating radiator.



BATHROOM appointed with a white three-piece suite comprising white low flush W.C., wash hand basin and bath with chrome, thermostatically controlled mains shower and shower screen over. With recessed spotlights and extractor fan to ceiling, room being 1/2 tiled with chrome heated towel rail, double glazed, obscured sash window to rear and ceramic tiled flooring

SECOND FLOOR:

LANDING AREA at top of carpeted stairs with open balustrade, pendant light fitting, loft access hatch and smoke alarm to ceiling, Double glazed window to side aspect, single panelled central heating radiator, half height door concealing eaves storage cupboard and doors off to:

BEDROOM 1 (15'7" max x 10'8"), carpeted with recessed spotlights and double glazed velux window to ceiling, double glazed dormer window to front aspect, and double panelled central heating radiator. Door off to:

ENSUITE SHOWER ROOM, having ceramic tiled flooring, appointed with a white three-piece suite comprising low flush W.C., wash hand basin and shower cubicle with sliding door housing a chrome thermostatically controlled mains shower. Room fully tiled with chrome heated towel rail, double glazed velux window, recessed spotlights and extractor to ceiling, and double glazed obscured window to side.



BEDROOM 2 (12'2" x 9'10" max), carpeted with recessed spotlights to ceiling, double panelled central heating radiator, double glazed dormer and velux windows to rear aspect overlooking Ashbourne.

OUTSIDE:

TO THE FRONT OF THE PROPERTY is a small communal entrance garden with steps leading up to the main entrance door. Adjacent to this is a tarmac driveway leading to the apartment's allocated parking space.



TO REAR OF THE PROPERTY is a terraced, low maintenance garden, one level of which belongs to the Loft Rooms and for tenant's use. To the end of the garden is a locked gate which provides tenants access to Sainsburys car park.

VIEWING: By appointment through Dove Property