

**SPACIOUS, SELF-CONTAINED FIRST FLOOR, ONE BED
APARTMENT**

**20 HENMORE PLACE
ASHBOURNE, DE6 1DZ**



PRICE: £85,000

DESCRIPTION

Occupying a most convenient location in the heart of the popular market town of Ashbourne overlooking Compton and being most convenient for the amenities and facilities of the town including shops and supermarkets, doctors surgeries, library, bus station etc., etc., this pleasantly appointed, well proportioned apartment benefits from gas fired central heating and sealed unit double glazing. Having been originally designed as a two bedroom apartment it now offers spacious one bedroom accommodation.

The property is comprised within a small, high quality, warden aided development constructed for the occupation of persons over 50 years of age and is ideal for the retired couple or single person.

ACCOMMODATION

A UPVC sealed unit double glazed front door leads to

Entrance Lobby with staircase to spacious landing having inbuilt boiler cupboard housing the wall mounted, Ideal Logic gas fired combination boiler for domestic hot water and central heating.



'L' Sitting/Dining Room 18' x 10'2" [5.49m x 3.09m] widening to 13'4" [4.06m] plus deep box bay to the front fitted with upvc sealed unit double glazed window. Single panel central heating radiator with shelf over and most attractive feature stone effect fire surround with fitted decorative fuel effect electric fire. There is a further sealed unit double glazed window to the side with central heating radiator beneath and serving hatch to the kitchen.



Kitchen 10'2" x 6'5" [3.09m x 1.95m] with upvc sealed unit double glazed window and single panel central heating radiator. Range of fitted base cupboards with tiled work surfaces over and complementary splash back tiling. Single drainer stainless steel sink unit. Electric cooker point.



Double Bedroom 13'9" x 9'6" [4.19m x 2.89m] with upvc sealed unit double glazed window and provision for central heating radiator.

Bathroom having three piece suite in white comprising panelled bath with mixer tap and shower handset, low flush wc and wash hand basin set into vanity unit with double opening cupboard beneath. Tiled splash back. Single panel central heating radiator. very spacious over stairs storage area with fitted shelves and wall cupboard.

OUTSIDE

The property has the benefit of communal gardens and communal car parking area with ample space for both residents and visitors.

NB Purchasers must be of a pensionable age - retired or in receipt of a state/private pension. Minimum requirement is 50 years old.

SERVICES

It is understood that all mains services are connected.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

The property is understood to be held on a 75% share leasehold on a 99 year lease. A service charge for the year 2020 of £112.80 is payable per calendar month (this covers service charge, maintenance fee, buildings insurance etc)

COUNCIL TAX

For Council Tax purposes the property is in band B.

EPC RATING tba

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

DIRECTIONS

If visiting on foot the property is best approached from Compton which it overlooks. From the agents Church Street office turn left and then turn right at the traffic lights into Dig Street. Continue into Compton, proceed past the library and the Henmore Place apartments will be noted on the left. Proceed through the first wrought iron gate and No.20 will be noted on the righthand side. If approaching by car the vehicular access is to the rear and again from Church Street proceed straight through the traffic lights into St John Street and at the end turn right into Park Road. Proceed past the Shaw Croft car park and then turn right through Shaw Croft flats, follow the road round the left and into the Henmore Place parking area.

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