

**A MODERN SELF CONTAINED, (FREEHOLD SHARE) TOWN CENTRE
APARTMENT WITH PARKING**



**FLAT 4, THE OLD PINE STORE
COXONS YARD, ASHBOURNE, DERBYSHIRE, DE6 1FG**

PRICE: £136,950

DESCRIPTION

A contemporary, one-bedroomed, self-contained apartment situated in the heart of Ashbourne. Likely to be of particular interest to first-time buyers, professional single persons or couples or those looking to downsize and seeking an economic to run and easily managed home. It will also have appeal to the investor purchaser.

The property forms part of a conversion of seven flats within a former warehouse and latterly a furniture manufacturer 'The Old Pine Store' hence the name. Accessed via a communal entrance hall with phone entry system. The flat itself comprises entrance hallway, open plan living room/dining kitchen with balcony, double bedroom, utility room and bathroom. Outside the apartment has the benefit of an allocated car parking space.

ACCOMMODATION

A personal front entrance door opens into the

Entrance Hall with recessed spot lighting, radiator and storage cupboard.

Living/Dining Kitchen 7.99m x 3.50m max (26'2" x 11'6") comprising a modern range of wall and base units with soft close doors and drawers, integrated Lamona electric oven and Lamona four ring electric hob with stainless steel extractor hood above. Work surface with inset stainless steel sink and drainer, recessed spot lighting, two radiators and full height upvc double glazed windows and French doors opening onto the balcony.

Bedroom One 3.42m x 3.35m (11'3" x 11') with upvc double glazed windows, recessed spot lighting and radiator.

Utility Room 1.32m x 1.67m (4' x 5'6") with work surface, space for two appliances below and plumbing for washing machine. Tiled floor, recessed spot lighting and radiator.

Bathroom 2.86m x 1.94m (9'5" x 6'4") having a white suite comprising panelled bath with mains control shower over and tiled surround, pedestal wash hand basin, low flush wc, recessed spot lighting, heated towel rail, extractor fan, tiled flooring and storage/cylinder cupboard.

OUTSIDE

Externally there are bike racks and an allocated parking space.

SERVICES

It is understood that mains water, electricity and drainage are connected to the property.

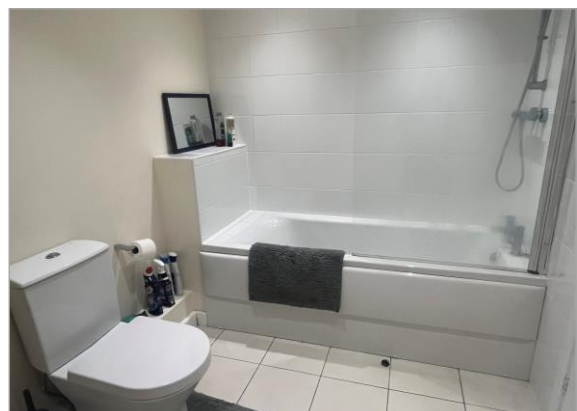
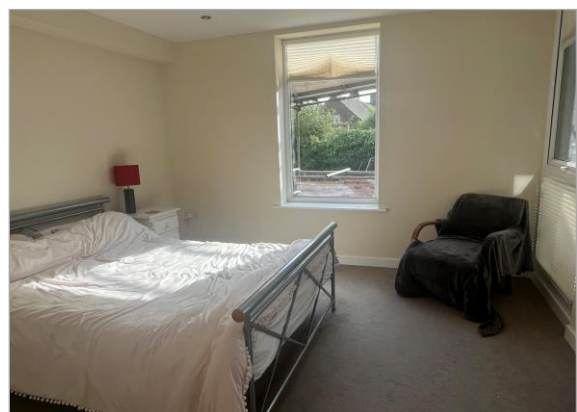
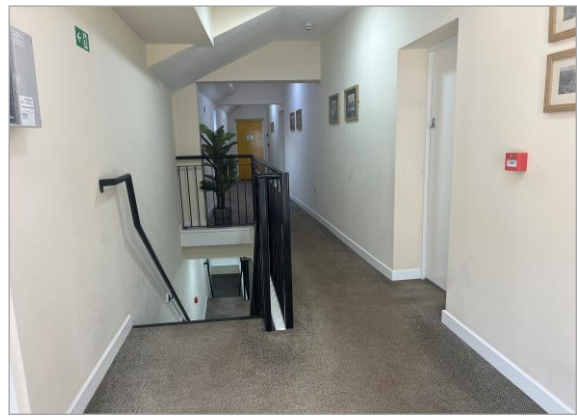
FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars together with 'INTU' pleated blinds fitted to all windows 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 held Leasehold on the remainder of 125 years lease from October 2017. Leaseholders all own an equal 1/7 share of the Freehold. (The Freehold is owned by a management company. The management company is owned by the flat owners).

It is understood the current service charge is £95 per month which will cover the entry system, communal lighting internally and externally, buildings insurance, cleaning and maintenance of communal areas etc



COUNCIL TAX

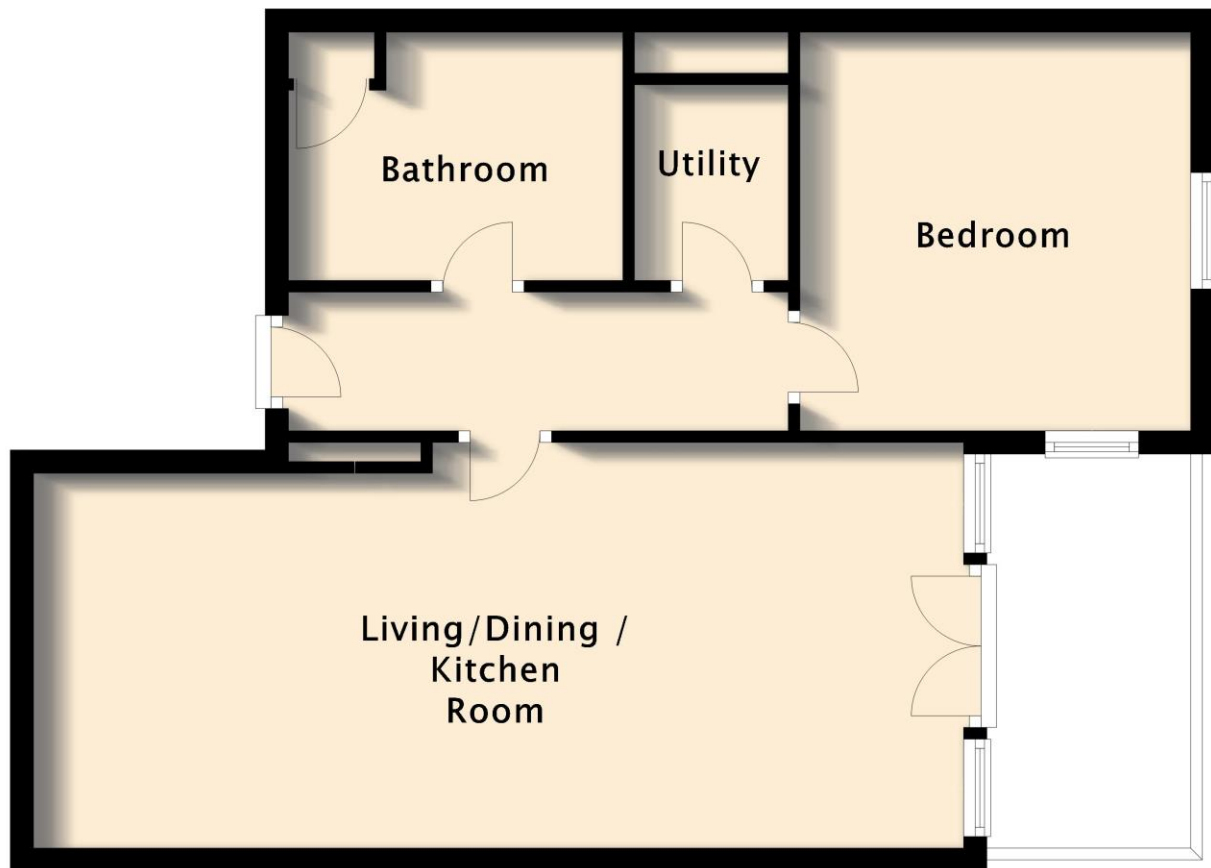
For Council Tax purposes the property is in band A

EPC RATING E**VIEWING**

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

Ref FTA2699

Flat 4 The Old Pine Store



www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.

The particulars form no part of a contract or lease.