



20 Henmore Place
Ashbourne
Derbyshire
DE6 1DZ

75% Shared Ownership
£89,950

- 75% shared ownership
- Double glazing
- Gas central heating
- Lounge/diner
- Kitchen
- Double bedroom
- Bathroom
- Warden call system
- Residents parking space
- Ideal retirement apartment

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

THE PROPERTY

This is an excellent opportunity for the over 50's to acquire a first floor one double bedroom apartment on the basis of a 75% ownership with the balance of 25% being acquired by Derwent Living. The property is sold with the benefit of no upward chain, gas fired central heating, UPVC double glazing and residents parking area.

The property is accessed from an entrance hall to the ground floor with staircase leading to the first floor accommodation, which briefly comprises spacious lounge/diner, kitchen, double bedroom and bathroom with spacious over-stair storage cupboard.

LOCATION

The property is situated in the famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park which comprises Britains oldest National Park and provides some stunning and beautiful scenery. There is a most interesting range of period architecture, shops, schools and leisure activities within Ashbourne and the city of Derby, only 13 miles away, enjoys a more extensive range of facilities. In addition the A50 lies some 8 miles south of the town providing onward travel to the M1 motorway, M6 motorway, East Midlands International Airport etc. Local recreational facilities include Ashbourne golf course together with Carsington Water with its fishing and boating facilities.





ACCOMMODATION

GROUND FLOOR

UPVC DOOR

Provides access to:

RECEPTION HALLWAY

With staircase to first floor.

FIRST FLOOR

LANDING

Having trap-door access and doors providing access to bedroom, lounge/diner, kitchen, bathroom and useful storage cupboard, housing boiler.

KITCHEN

3.10 x 1.97 (10'2" x 6'6")

Having preparation surfaces with inset stainless steel sink and adjacent drainer with chrome hot and cold taps over, tiled splash-back surround. A range of cupboards and drawers beneath with appliance spaces for free-standing oven and fridge/freezer. Central heating radiator, serving-hatch to lounge/diner and sealed unit double glazed windows in uPVC frame to rear.

LOUNGE/DINER

5.49 x 4.08 max (18'0" x 13'5" max)

Having a feature electric fireplace, central heating radiator, sealed unit double glazed windows in uPVC frame to side and sealed unit double glazed bay window in uPVC frame to front.

BEDROOM

4.17 x 2.89 (13'8" x 9'6")

Having sealed unit double glazed windows in uPVC frames to front.

BATHROOM

2.29 x 1.91 (7'6" x 6'3")

Having wash hand basin with hot and cold chrome tap over with vanity base unit, low level w.c., and bath with chrome mixer tap and shower head over. Central heating radiator and sealed unit double glazed opaque window in uPVC frame to rear. Wooden door provides access to useful over-stairs storage cupboard.

OUTSIDE

To the rear of the property is a communal garden area and off street residents parking.

TENURE

The property is Leasehold and a new 99 year Lease granted upon sale. Service charge is approximately £113 per calendar month which includes maintenance of general area, communal areas and building insurance. Derwent Living own the remaining 25%

COUNCIL TAX BAND

Derbyshire Dales - B

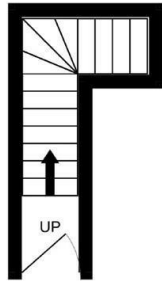
DIRECTIONAL NOTES

The approach from our Ashbourne office is to proceed down Buxton Road bearing left onto St John's Street, upon reaching the T-junction turn right into Park Road. Proceed along Park Road taking the second turning on the right into Shawcroft. Proceed along this road bearing to the left which leads to Henmore Place.

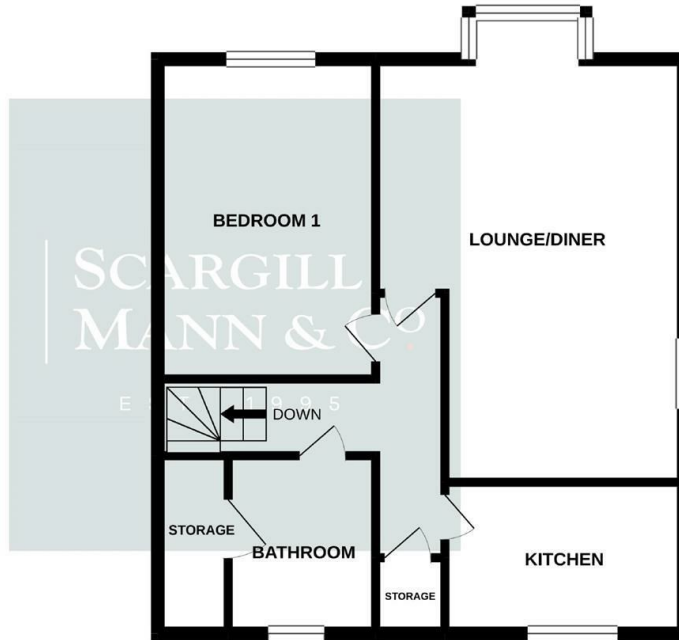
VIEWING

Strictly by appointment through Scargill Mann & Co - Ashbourne office (JS/DLW)

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

ASHBOURNE
 8 Market Place
 Ashbourne
 Derbyshire
 DE6 1ES
 T: 01335 345460
 E: ashbourne@scargillmann.co.uk

BURTON UPON TRENT
 Unit 17 Eastgate Business Centre
 Eastern Avenue
 Burton upon Trent
 DE13 0AT
 T: 01283 548194
 E: burton@scargillmann.co.uk

DERBY
 4 St James's Street
 Derby
 DE1 1RL
 T: 01332 207720
 E: enquiries@scargillmann.co.uk

MATLOCK
 3 Parkside
 Olde English Road, Off Dale Road
 Matlock
 DE4 3SX
 T: 01629 584591
 E: matlock@scargillmann.co.uk

DERBY LETTINGS
 4 St James's Street
 Derby
 DE1 1RL
 T: 01332 206620
 E: lettings@scargillmann.co.uk

www.scargillmann.co.uk