



32 Chatsworth Court
Park Road
Ashbourne
DE6 1PF

£105,000

- NO UPWARD CHAIN
- Secure communal entrance with access to lift
- Entrance hallway with cloaks cupboard
- Living room and kitchen
- Bedroom and separate shower room
- On site manager
- Large lawned communal garden
- Communal day room with kitchenette area and laundrette
- Guest bedroom available for a nominal fee per night
- Parking

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

This sale offers an excellent opportunity for the discerning purchaser to acquire this second floor one bedroomed apartment benefitting from south facing views overlooking the communal garden areas with roof top views towards Peter Street and beyond, positioned within a highly convenient McCarthy and Stone retirement home development.

The property is sold with the benefit of no upward chain and internally briefly comprises of an entrance hallway, cloaks cupboard, living/dining room, fitted kitchen, bedroom and bathroom.

Furthermore, the development enjoys a communal day room with kitchenette area, communal launderette and large communal well appointed lawned garden. Parking. There is a manager on site and furthermore there is the option to rent a guest bedroom with ensuite for a nominal fee per night for visiting guests.

LOCATION

The market town of Ashbourne known as the Gateway to the famous Peak District National Park provides an excellent and varied range of amenities including shops, schools, transport and recreational facilities and is situated only 13 miles west of Derby city centre. The A50 dual carriageway is located miles 8 miles south of the town and provides convenient onward travel to the M6 and Stoke on Trent to the west and other East Midlands centres to the east.





ACCOMMODATION

Wooden door provides access to:

ENTRANCE HALLWAY

Having doors providing access to bathroom, living / dining room, bedroom. Useful storage cupboard housing hot water tank, security alarm system, electricity circuit board and electric meter. Loft hatch access.

LIVING / DINING ROOM

5.89m x 3.40m (19'3" x 11'1")

Please note the latter measurement being a maximum measurement. Feature fireplace with electric coal effect fire. Electric storage heater. Coved cornice. Sealed unit double glazed windows in upvc frames to rear. Wooden French doors providing access to:

KITCHEN

2.74m x 1.75m (8'11" x 5'8")

Having roll edged preparation surfaces with inset stainless steel sink with adjacent drainer and chrome mixer tap over with tile splashback surround. Range of cupboards and drawers beneath with appliance space for a separate fridge and freezer. Electric four ring hob with extractor fan above and integrated Hotpoint electric fan assisted oven. Complementary wall mounted cupboards over. Electric heater. Sealed unit double glazed windows in upvc frames to rear.



BEDROOM

5.35m x 2.63m (17'6" x 8'7")

Please note the former measurement being taken into the full depth of the fitted wardrobes having mirrored concertina doors. Electric storage heater. Warden panic cord. Sealed unit double glazed windows in upvc frames to rear.

SHOWER ROOM

2.08m x 1.78m (6'9" x 5'10")

Wash hand basin with hot and cold chrome taps over with vanity base unit beneath. Low level WC. Double shower cubicle with mains shower over. Electric heated towel rail. Electric heater. Electric extractor fan.

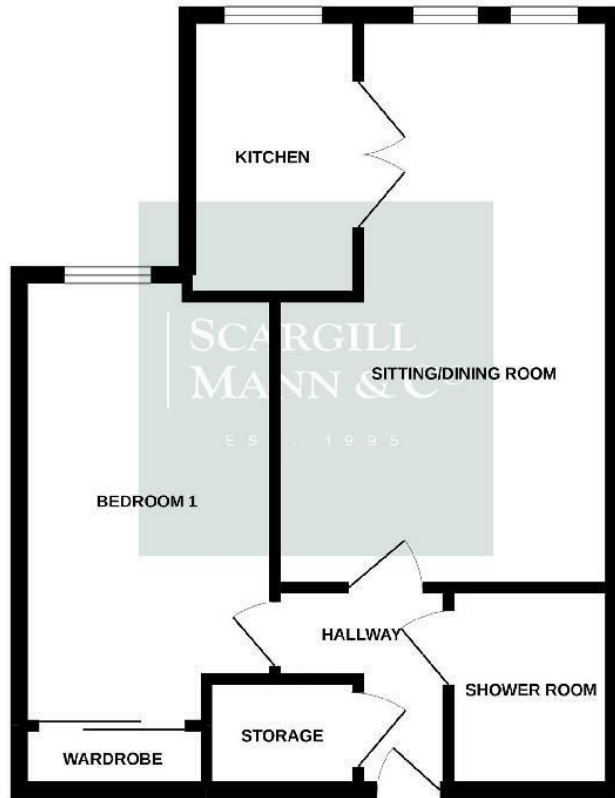
TENURE

Leasehold - 125 year lease from May 2003. Ground rent approx £182.50 payable twice yearly. Service charge is approximately £191 per month to cover warden control, gardening and outside maintenance, buildings insurance, common areas and lighting.

VIEWING

Viewing strictly by appointment through Scargill Mann & Co - Ashbourne Office 01335 345460 (JS/JO)

SECOND 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 misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and it is guaranteed as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

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