

# Wyaston Gardens

Willow Meadow Road, Ashbourne, Derbyshire, DE6 1HH

John German





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£110,000

**This very spacious and light first floor apartment would make a wonderful holiday home, first home or indeed an investment property. Located in a popular residential area with access to excellent local amenities on the outskirts of Ashbourne being the gateway to the Peak District.**

Offered with vacant possession, access is gained via the ground floor hall way with stairs off. There is a spacious landing which has two large useful storage cupboards whilst the generous living room has a bright bay window overlooking the attractive communal gardens.

A well-equipped and fitted modern breakfast kitchen comes with an electric cooker and washer dryer already installed.

The main bedroom is a generous double with built-in wardrobes whilst the large bathroom has a three piece suite with electric shower over the bath.

Set in well-maintained communal grounds the property enjoys access to an attractive and peaceful communal garden to the rear together with residents car parking space.

**Tenure:** We understand the property is Common Hold, the 14 residents own the Freehold in Common. A Service charge is payable. Purchasers are advised to satisfy themselves as to the tenure via their legal representative.

**Services:** Mains water, drainage and electricity are believed to be connected to the property. There is no gas. Purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

<https://www.derbyshiredales.gov.uk/planning-a-building-control/110-view-planning-applications>

**Our Ref:** JGA/060821

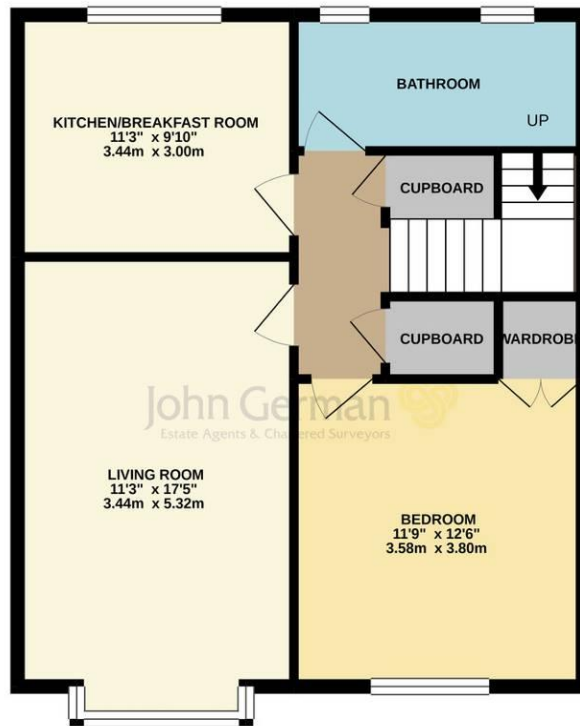
**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band A







## GROUND FLOOR



John German  
Estate Agents & Chartered Surveyors

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, 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 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.  
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### Agents' Notes

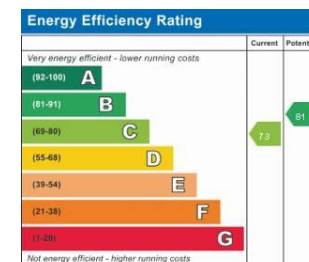
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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