

Park View

Park Road, Ashbourne, DE6 1PF



One bedroom second floor retirement apartment located near the centre of Ashbourne. Popular retirement complex with a range of in-house facilities for the residents.

£87,500

John German

This bright and airy apartment is set on the second floor with lift access, lovely views over the communal gardens and the chimney pots and tree tops of Ashbourne. Being well decorated with immaculate carpets and flooring throughout, the main living space is bright and spacious with a lounge area leading onto an open plan designated dining area meaning that there is ample space to accommodate family and friends when they come to visit. Set in select development close to the main shopping areas and the extremely picturesque Ashbourne Park.

The complex has a house manager and emergency 24-hour call system and offers a range of facilities including the lovely resident's lounge with tea & coffee making facilities, impressive laundry room and access to a guest suite for visitors. There is also an indoor refuse collection point. Please note that the person occupying this apartment must be over the age of 60 and capable of independent living.

The communal security door leads into the communal lobby which has stair and lift access to the first and second floors. The apartment entrance door gives access into the reception hall with doors off to the main rooms and a walk-in airing cupboard/storage cupboard.

A sitting room with an elegant fireplace and hearth houses an electric fire, the window overlooks the beautifully maintained gardens. Double doors lead to a fitted kitchen with a range of wooden base and wall mounted units with roll top work surfaces over, stainless steel sink and drainer, electric hob, extractor fan over, electric fan assisted oven, under counter fridge and separate under counter freezer.

The master bedroom has fitted wardrobes and a fitted shower room with double width shower cubicle with mixer shower over and wash basin housing a vanity unit.

There are Sky TV connections in the lounge and bedroom.

Outside The complex is set in beautiful communal gardens which are well maintained and stocked with a variety of plants with a main central lawn. There is also visitor parking.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Lease Commenced: 2007

Years Remaining: 107

Service/Garden Maintenance Charges £3,110.94 P/A

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

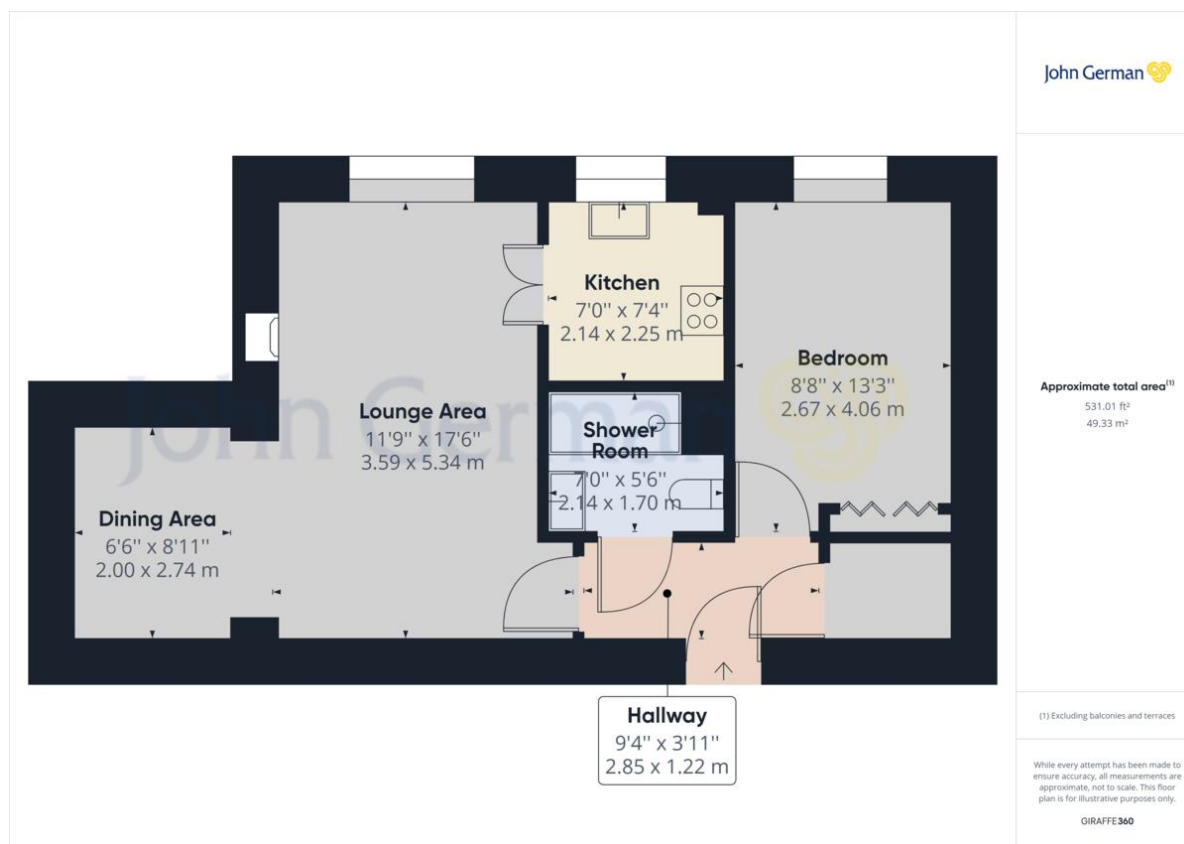
Useful Websites:

www.gov.uk/government/organisations/environment-agency

https://www.bing.com/search?q=derby+dales+planning&src=E-SearchBox&FORM=IENAE2&pc=EUPP_

Our Ref: JGA/06102021

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band B







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 80 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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Agents' Notes

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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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