

# St. Monicas Way

Ashbourne, Derbyshire, DE6 1RF

John German



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£240,000

**A beautiful purpose built apartment in one of Ashbourne's premier locations with a balcony enjoying views over the communal gardens. A perfect base to take a stroll into the thriving market town and all it has to offer.**

A beautiful purpose built apartment in one of Ashbourne's premier locations, a perfect base from which to explore this spectacular area with the benefit of all that this thriving market town has to offer all within walking distance.

Secure intercom access to the property is via a large open entrance with a lift serving the first and second floors as well as a wide staircase.

The apartment opens into a spacious entrance hall with built in storage. The main open plan living room space is "L" shaped commencing with a sleek modern fitted kitchen with a peninsular breakfast bar, granite worksurfaces, inset sink unit and built-in appliances comprising a four ring induction hob with steel cooker hood above and electric oven beneath together with an under counter fridge freezer and dishwasher. To the side is a recessed dining area leading onto a generous seating area with French doors opening onto the balcony.

The main bedroom has its own luxury en-suite shower room complete with double shower, pedestal hand wash basin and low flush WC, extensive ceramic tiling, tiled floor and chrome heated towel rail.

Bedroom two is an excellent size with double aspect windows.

Completing the accommodation is a full four-piece bathroom with a matching suite comprising low flush WC, panelled bath, pedestal hand wash basin and separate shower enclosure, again extensively tiled with tiled floor and chrome heated towel rail.

Outside is a single garage plus off road parking for one car which is on a first come, first serve basis.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced January 2008, approx. 987 years remaining. Current service charge £1,145 (until 31/12/21). No ground rent.

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

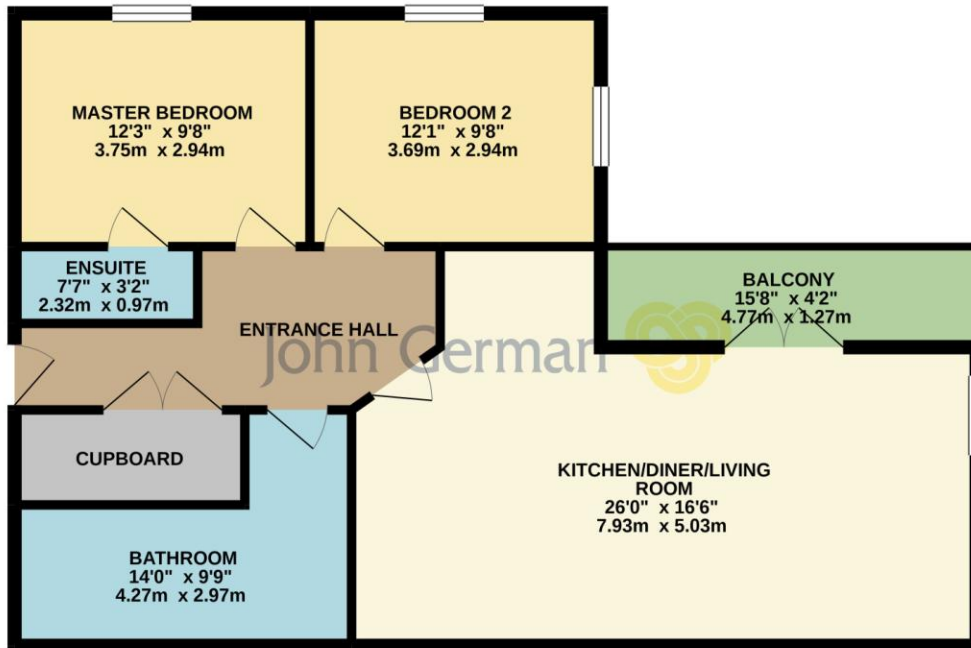
**Our Ref:** JGA/19112021

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









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.  
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## Agents' Notes

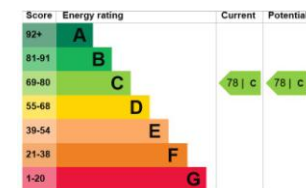
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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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