

St. Monicas Way
Windmill Lane, Ashbourne, DE6 1RF



Beautiful, two bedroom modern apartment with open plan living space and balcony views, set within walking distance to the town's amenities.

£200,000



John German

A beautiful purpose-built apartment in one of Ashbourne's premier locations. Accommodation comprises large open plan living space with clearly defined living and dining spaces and a sleek modern kitchen with peninsular breakfast bar, two generous double bedrooms, master with en-suite and bathroom/wc. French doors open onto a balcony with views over the communal gardens. The property is the perfect base from which to explore this spectacular area with the benefit of all that this thriving market town has to offer all with-in walking distance.

Accommodation

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. Open plan living space commencing with a sleek modern fitted kitchen with a peninsular breakfast bar, granite worksurfaces, inset sink unit and built-in appliances which comprise, 4 ring induction hob with steel cooker hood above and electric oven beneath. 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 with 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 washbasin and separate shower enclosure, again extensively tiled with tiled floor and chrome heated towel rail.

Outside is allocated parking and communal gardens.

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

Lease Commenced: 2008

Years Remaining: 987

Service Maintenance Charge: £1,145 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.

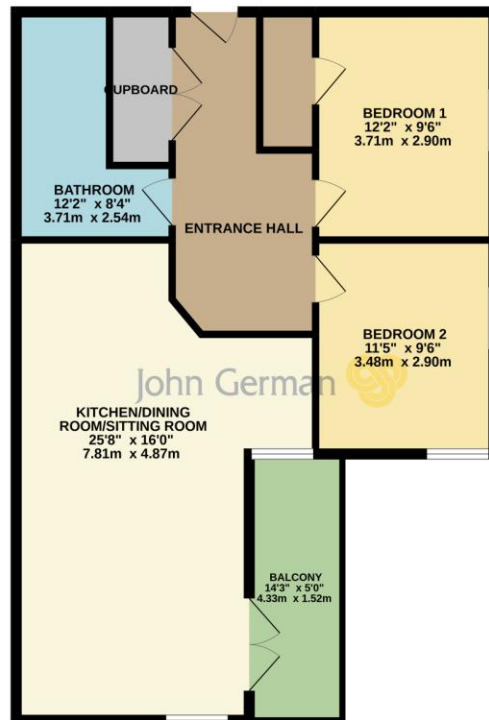
Useful Websites:

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

Our Ref: JGA/22112021

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

GROUND FLOOR







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



John German
Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730
ashbourne@johngerman.co.uk

Agents' Notes

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