

Thornley Place

Ashbourne, DE6 1PQ

John 
German



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Offers Over £120,000

Lovely luxury apartment in a modern development with allocated parking. Great location in the town centre with beautifully presented accommodation including fabulous open plan living/dining and kitchen space, generous double bedroom and a refitted bathroom.

The perfect property for anyone who appreciates the cosmopolitan lifestyle and a great base to explore the Peak Park and Derbyshire and Staffordshire countryside. The property is set back from the road behind a small frontage with shrubbery and wrought iron railings. The entrance door opens into a light, bright entrance porch with top lights and a further entrance door into the main living accommodation.

The spacious living and dining area features windows overlooking the front elevation with electric flame effect stove. The kitchen is open plan to the living space and fitted with a range of base and eye level units with worktop space over inset one and half bowl sink unit and drainer, appliances including electric hob with extractor hood over, built in electric fan assisted oven, integrated washer/dryer and fridge freezer. A spacious inner hallway gives access to the bedroom and bathroom with a built-in storage cupboard and an entrance door to the side leading to the communal entrance hall and further door leading to the rear courtyard parking area. The bedroom overlooks the rear with a range of built in wardrobes with shelving and hanging rail. The bathroom completes the internal accommodation fitted with a three piece suite comprising bath with mixer shower over, vanity unit wash hand basin, low flush WC, ceramic tiling to both walls and flooring and chrome heated towel rail/radiator.

Outside, an electrically operated security gate to the side provides access to the allocated parking space and communal visitor parking.

Thornley Place is particularly conveniently situated for easy reach of a range of local amenities in Ashbourne including shops, schools, coffee shops, public houses, restaurants and recreational facilities including the Ashbourne Leisure Centre, Memorial Gardens, Tissington Trail and the historical market town of Ashbourne itself, which is often described as the gateway to the Peak District and National Park. There are excellent transport links including the A52 giving access into Derby city centre with link roads to the M1 motorway.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced 2003 with 981 years remaining. Service & maintenance charge £1,140 per annum.

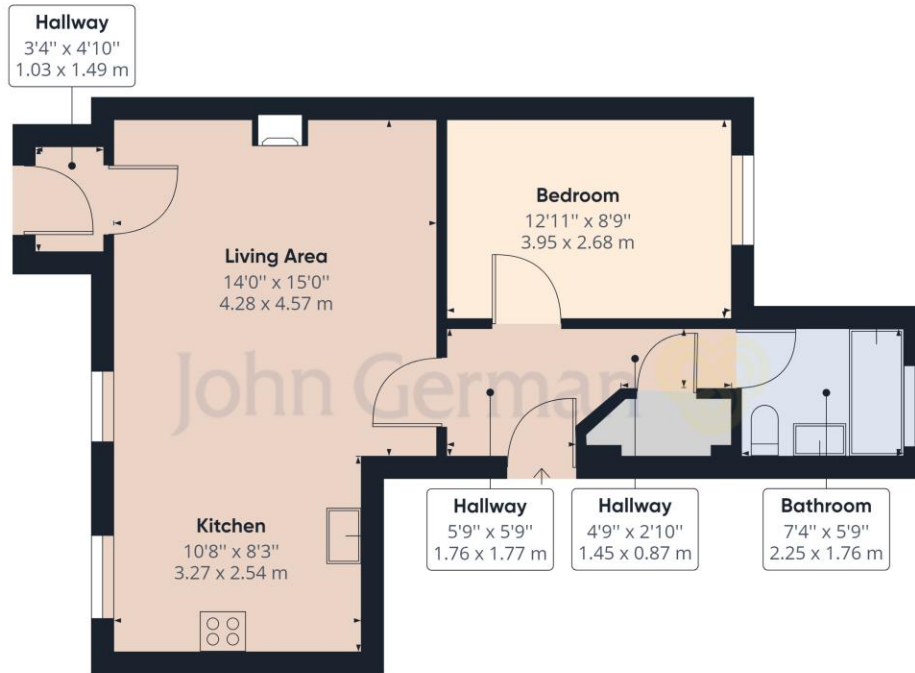
Services: Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/28042023 **Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band B







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Approximate total area⁽¹⁾
555.63 ft²
51.62 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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