

Henmore Place

Ashbourne, DE6 1DZ

John German



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£85,000

Great affordable alternative to a bungalow, located in a purpose built retirement complex right in the town centre, providing a tucked away refuge from the hustle and bustle of town centre living but with all the conveniences at hand.

A uPVC double glazed entrance door opens into a spacious entrance hall with a very useful built in storage cupboard, central heating radiator and doors leading off to the rest of the living accommodation.

The lounge has a uPVC double glazed window with views out over a lawned area onto one of the parking areas beyond, central heating radiator and door to the kitchen.

The kitchen is fitted with a range of base and eye level units with roll edge worksurfaces, inset stainless steel sink unit with mixer tap, tiled splashbacks, integrated fridge and freezer, wall mounted combination boiler, central heating radiator and uPVC double glazed window to the front.

There are two comfortable bedrooms with uPVC double glazed windows and central heating radiators.

Completing the accommodation is a shower room fitted with a full three piece suite comprising low flush WC, vanity wash basin with storage beneath, double shower enclosure, heated towel rail, ceramic tiling to half wall height (full height to shower area) and uPVC double glazed window to the front.

Outside there is extensive residents parking, communal gardens, a communal washroom and bin stores.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced 17th February 2006 for a period of 99 years.

A service charge for the year 2022 is payable per calendar month (this covers service charge, maintenance fee, buildings insurance etc).

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
www.derbyshiredales.gov.uk

Our Ref: JGA/24012023

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







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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