

# Chatsworth Court, Park View

Park Road, Ashbourne, DE6 1PF

John   
German



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£59,950

**NO UPWARD CHAIN – A one bed roomed second floor apartment situated in the highly convenient McCarthy and Stone retirement home development.**

This sale offers an excellent opportunity for the discerning purchaser or investor looking to acquire this second floor one bed roomed apartment, positioned within a highly convenient McCarthy and Stone retirement home development. The apartment is currently tenanted generating approx £700pcm. However, a sale with vacant possession is also possible, please contact the agent for more information. The property is sold with the benefit of no upward chain. Furthermore, the development enjoys a communal day room with kitchenette area, communal launderette and large communal well appointed lawned garden. Parking. There is a manager on site and furthermore there is the option to rent a guest bedroom with ensuite for a nominal fee per night for visiting guests.

The market town of Ashbourne known as the Gateway to the famous Peak District National Park provides an excellent and varied range of amenities including shops, schools, transport and recreational facilities and is situated only 13 miles west of Derby city centre. The A50 dual carriageway is located miles 8 miles south of the town and provides convenient onward travel to the M6 and Stoke on Trent to the west and other East Midlands centres to the east.

Entrance Hall - doors providing access to the bedroom, sitting room, bathroom and walk-in storage cupboard house the hot water tank.

Lounge/Diner (5.97m x 3.24m) (19ft 8 x 10ft 8) - Electric radiator, feature fireplace with inset electric fire. Sealed unit double glazed windows in uPVC frames to front and french doors leading to:

Kitchen 2.30m x 2.17m (7ft 7 x 7ft 1) - Having rolled edge preparation surfaces with inset stainless steel sink and adjacent drainer with hot and cold taps over with tile splashback surround. Having a range of cupboards and drawers beneath with appliance space for fridge and separate freezer. Electric oven and four ring electric hob, complimentary wall mounted cupboards and a sealed unit double glazed window in uPVC frame to front.

Bedroom 4.73m x 2.7m (15ft 7 x 9ft 2) - Having useful fitted wardrobes, electric radiator and sealed unit double glazed windows in uPVC frames to front.

Bathroom 2.010m x 1.70m (6ft 10 x 5ft 7) Having wash hand basin with hot and cold taps over with vanity base cupboards beneath, low level WC, bath with hot and cold taps over and chrome mains shower over and glass shower screen.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 125 years from 1st December 2002. Current ground rent is approx £360 per annum. Current Maintenance charge is approx. £3000 per annum.

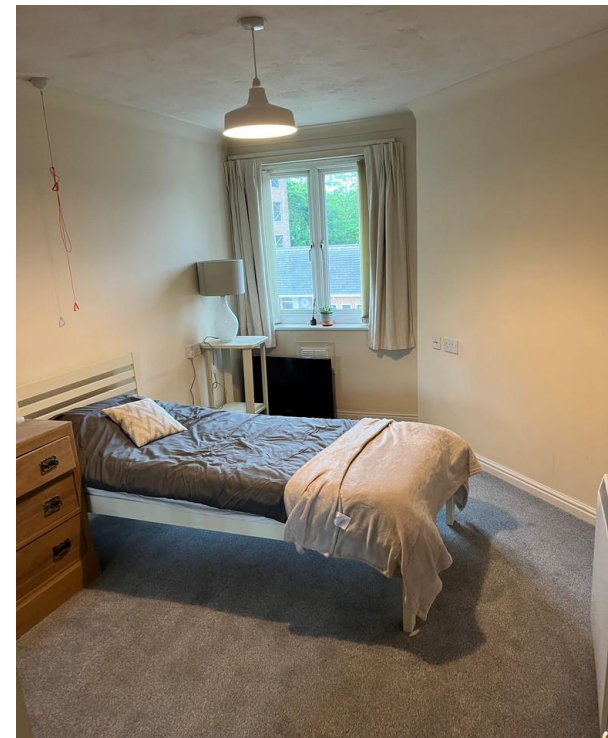
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

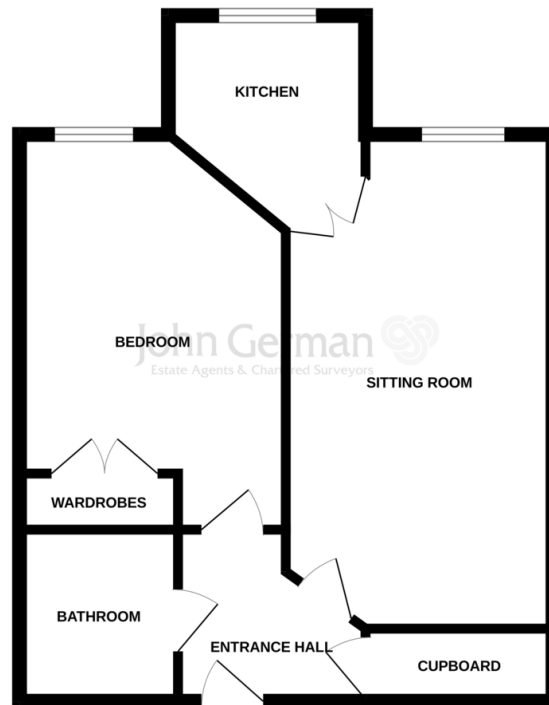
**Our Ref:** JGA/05072023

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





## GROUND FLOOR



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

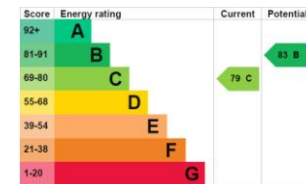
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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