

North Avenue
Ashbourne, DE6 1HB



Luxurious two bedroom second floor apartment, located in a highly sought after development on North Avenue in Ashbourne. Set in 1.5 acres of landscaped grounds and secure underground parking.

£385,000



John German

This luxurious two-bedroom apartment offers a modern living experience in one of the most desirable locations in town. Set in approx. 1.5 acres of landscaped grounds, with secure underground parking and lift to all floors. The apartment briefly comprises entrance hallway, shower room, laundry room, kitchen, sitting room, master bedroom with dressing room and ensuite and a second double bedroom.

Ashbourne offers a picturesque setting with its charming streets, historic buildings, and a vibrant community. The town provides an array of amenities, including boutique shops, supermarkets, cafes, restaurants, schools, and medical facilities, all within easy reach. The stunning Peak District National Park is also nearby, offering residents the opportunity to enjoy breathtaking landscapes and outdoor activities.

Entering the reception hallway, there is parquet hardwood flooring, central heating radiator, electric video intercom system with doors off providing access to bedrooms sitting room, kitchen, utility room and a useful storage cupboard, which houses electric circuit board.

The kitchen has granite preparation surfaces with inset one and a half sink with adjacent drainer and chrome mixer tap-over, with instant boiling water feature and up stand surround. A range of cupboards and drawers beneath with integrated Bosch dishwasher, double electric AEG oven and fridge freezer with five ring siemens induction hob with matching extractor fan canopy over. Complimentary wall mounted cupboards, central heating radiator, continuation of parquet flooring and sealed unit double glazed windows in UPVC frames.

The utility room has rolled edge preparation surfaces with cupboards beneath and complimentary cupboards over with appliance space for freestanding fridge or freezer with further appliance space and plumbing for washing machine and separate dryer. Extractor fan and central heating radiator.

The bright and spacious sitting room has sealed unit double glazed windows in UPVC frames, central heating radiators and useful storage cupboard housing Vaillant combination boiler.

Moving into the master suite, the bedroom has a central heating radiator and sealed unit double glazed windows with opening leading to a useful dressing area with built in wardrobes and cupboards with wooden door providing access to:

The ensuite, which has a tiled floor, a wash hand basin with chrome mixer tap over with vanity base draw beneath, low-level WC and bath with chrome mixer tap over with glass shower screen and mains shower over, chrome ladder style heated towel rail, electric shaver point and extractor fan.

The second double bedroom has useful built-in wardrobes, central heating radiator and sealed units double glazed windows in UPVC frames.

Being partially tiled, the shower room has a wash hand basin and vanity base drawer beneath with chrome mixer tap over, low level WC, shower cubide with chrome mains shower over, chrome ladder style heated towel rail and electric extractor fan.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 999 years commencing on 10 June 2021 and expiring on 9 June 3020.

The service charge is to be set once the development has been completed and a management company has been appointed.

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: JGA07072023

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



John German 🏡





Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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