

Gardner Court

Doveridge, Ashbourne, DE6 5PH

John
German



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£160,000

Immaculate David Wilson Homes ground floor apartment appointed to a superior standard, situated in the highly desirable village of Doveridge and offered for sale with no upward chain.

Offering an ideal first time buy, downsize, lock up and leave bolt hole or a buy to let investment, viewing of this stunning ground floor apartment is strongly advised to appreciate its layout, dimensions, specification and exact position on the development.

Occupying a pleasant position on this David Wilson Homes development towards the edge of the highly desirable village of Doveridge, with amenities within walking distance including a village shop and post office with adjoining coffee house, first school, church, public house and sports club plus the village hall. The towns of Uttoxeter, Ashbourne and Burton-on-Trent are all within easy commutable distance where a wider range of amenities can be found. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke-on-Trent.

A composite part obscure double glazed door leads to the private entrance hall which has a side facing window and a door leading to the generously sized accommodation.

The spacious lounge dining room has dual aspect windows providing natural light and a door opening to the well-equipped fitted kitchen which has a range of base and eye level units with contrasting work surfaces, inset sink unit set below the side facing window, fitted gas hob with electric oven under and stainless steel extractor hood over, as well as integrated Zanussi appliances including a fridge freezer and washer/dryer.

A useful inner lobby area has doors opening to the large double bedroom which has dual aspect windows providing natural light and a pleasant outlook to the side elevation, plus a built-in wardrobe. Completing the accommodation is the superior fitted bathroom which has a white three-piece suite with complementary tiling, panelled bath with mixer shower and glazed shower screen, WC and wash hand basin.

Outside to the rear the apartment shares an enclosed bin store and bike store with the apartment above. To the front is allocated parking plus communal borders.

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

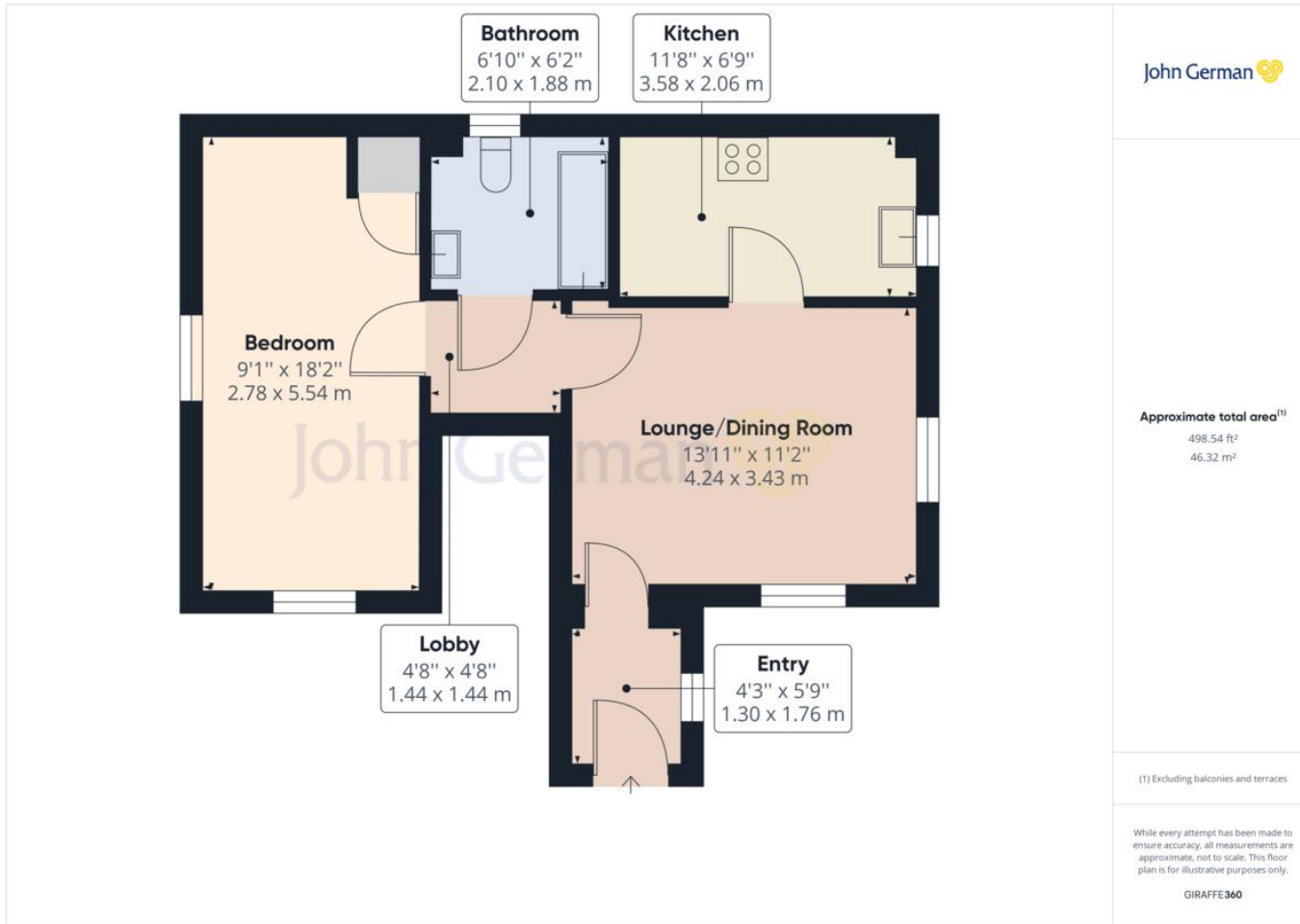
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/31102023 **Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band A







Agents' Notes

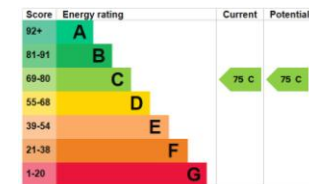
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is 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.

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