

Station Road  
Ashbourne, DE6 1AA



Discover luxury in the heart of Ashbourne at James Eadie Place. This former Station Hotel offers six high-spec apartments, no upward chain, communal lift and off-street parking. Central location with easy access to the Peak District. A perfect blend of historic charm and contemporary living.

£315,000

John German

- Apartment 1 – Sold
- Apartment 2 – Coming soon!
- Apartment 3 – Coming soon!
- Apartment 4 – SSTC
- Apartment 5 – Sold
- Apartment 6 – Available

Formerly the Station Hotel, James Eadie Place is a luxurious conversion of six high specification apartments. The charming apartments boast many original features, being ideally situated in the centre of Ashbourne and are sold with the benefit of no upward chain, communal lift, allocated parking for one vehicle, uPVC double glazing, gas central heating and ABC 10 year architectural warranty. Apartment 6 is on the second floor and internally briefly comprises entrance hallway, sitting room, kitchen, bathroom, master bedroom with ensuite and second double bedroom.

The highly sought after market town of Ashbourne is known as the gateway to Dovedale and the Peak District National Park comprising Britain's oldest National Park and providing some stunning and beautiful scenery. The town provides an excellent and varied range of amenities including shops, schools, transport and recreational facilities and it is situated only 13 miles west of Derby City Centre. The A50 dual carriageway is located some 8 miles to the south of the town and provides convenient onward travel to the M6 and Stoke on Trent to the west and the M1 and other East Midland Centres including East Midlands International Airport to the east.

There is a communal entrance with a staircase and lift. On the second floor, entering into the hallway, there are doors off to the bedrooms, sitting room and bathroom. Moving into the sitting room, it has high ceilings with ceiling rose and moulded cornice, with a feature fireplace surround with tile hearth and deep window sills.

From here, a door leads into the kitchen, which has preparation surfaces with inset composite sink and drainer with chrome mixer tap over with up stand surround, having a range of cupboards and drawers beneath with integrated appliances consisting of AEG dishwasher, Bosch electric fan assisted oven and grill with Bosch full ring induction hob over with matching extractor fan over, Bosch microwave and fridge freezer. Complimentary wall mounted cupboards over house the Glow-worm combination boiler, electric circuit board and electric extractor fan.

The bathroom has tile flooring and a white suite comprising wall hung wash hand basin with chrome mixer tap over and vanity base drawer beneath, LED illuminated mirror with heating, roll top bath with chrome mixer tap and handheld shower head over, decorative dado railing, shower cubicle with chrome mains shower over, electric extractor fan and chrome ladder style heated towel rail.

The principal bedroom has a ceiling rose, moulded cornice and roof top views across Ashbourne. A wooden door opens into the ensuite, which has tile flooring, wash hand basin with chrome mixer tap over, LED illuminated mirror with heating, low level WC, double shower cubicle with mains shower over, chrome ladder style heated towel rail and electric extractor fan. The second double bedroom has a ceiling rose and moulded cornice.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 250 years from 2022 and an annual service charge of approx. £1600 and no ground rent.

**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/15122023

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







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



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#### Agents' Notes

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#### 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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