

# Chatsworth Court

Park View, Park Road, Ashbourne, Derbyshire, DE6 1PF



NO UPWARD CHAIN – A two double bedoomed ground floor apartment situated in the highly convenient McCarthy and Stone retirement home development in the centre of Ashbourne.

Asking Price Of £130,000



John German

This sale offers an excellent opportunity to acquire this ground floor two double bedoomed apartment, positioned within a McCarthy and Stone development, conveniently located for town centre shops and amenities. The property has recently been redecorated and a new hob fitted in the kitchen. Furthermore, the development enjoys a recently refurbished communal lounge with kitchenette area, laundry room with dryers, a large communal well appointed lawned garden which has been updated with new seating and planters, and parking for residents and visitors. There is a manager on site, and a guest bedroom with en suite available for a nominal fee per night for visiting guests, and there are regular social events. A 24 hour Careline system is fitted throughout, providing peace of mind. The apartment itself is very conveniently positioned for the lounge, guest suite, laundry room and managers office.

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, cafes, restaurants, regular bus services, library, park, cinema and recreational facilities.

Entering the apartment, the reception hall has doors off to the lounge/diner, bedrooms, bathroom and two useful storage cupboards which include shelving and the hot water tank. Remote intercom entry system for visitors.

Moving into the lounge / diner, this has electric storage heaters and a fireplace with marble hearth plus double glazed French doors with shutter blinds opening onto the patio garden seating area.

The kitchen has rolled edge preparation surfaces with inset stainless steel sink with adjacent drainer and tile splashback surround. Having a range of cupboards and drawers, appliance space including for a fridge and freezer, an electric oven, and four ring electric hob with extractor fan canopy.

The master bedroom has useful built-in wardrobes with mirrored concertina doors, double glazed window to front and storage heater. The second

bedroom, which is also double, has a double glazed window to front and an electric radiator.

The apartment benefits from a practical wet room which has been fully tiled, having a wash hand basin with chrome mixer tap, WC, chrome overhead shower with alternative handheld shower head, handrail, chrome ladder style heated towel rail and extractor fan.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 125 year lease from December 2002. Ground rent approx. £212.50 per half year. Service charge approx. £2251 per half year – this includes all water and sewerage charges, window cleaning, common area cleaning, laundry & dryers, 24 hour monitored emergency call aid system, buildings insurance, grounds and garden maintenance, on site manager and fire alarm maintenance.

At least one resident should be a minimum age of 60 and any second resident over the age of 55.

**Property construction:** Standard

**Parking:** Residents

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Electric

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Superfast Fibre

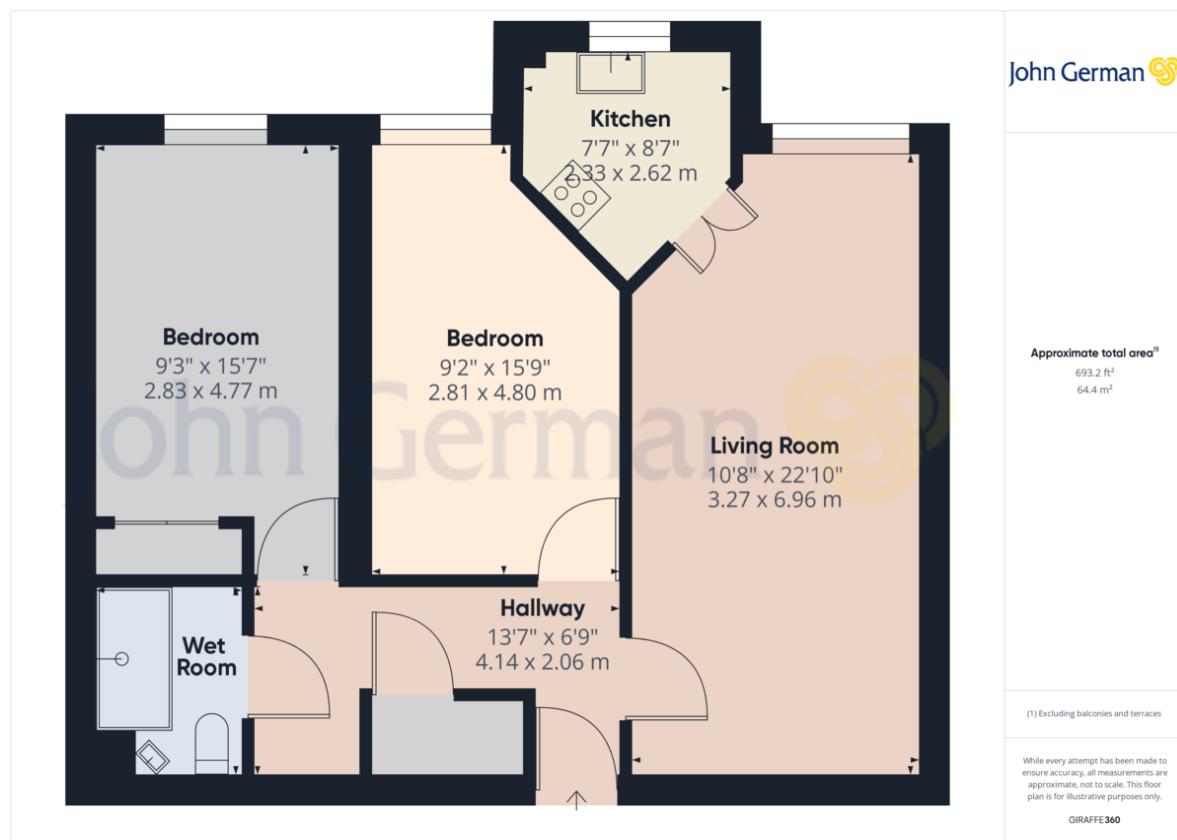
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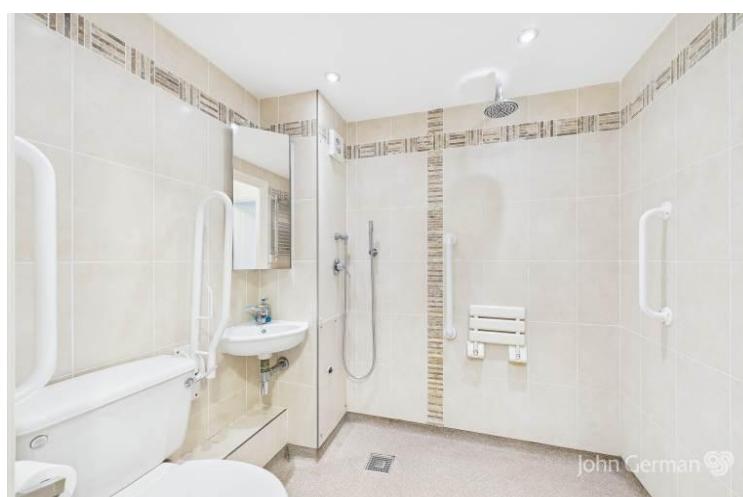
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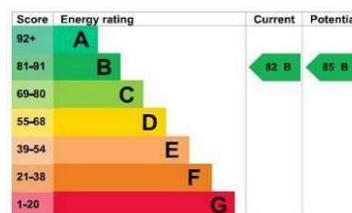
**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band C

**Our Ref:** JGA/13052024

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