

# Chatsworth Court

Ashbourne, Derbyshire, DE6 1PF



One bedroom second floor retirement apartment located near the centre of Ashbourne. Popular retirement complex with a range of in-house facilities for the residents.

£90,000



John German 

This sale offers an excellent opportunity to acquire this second floor one bedroom apartment, positioned within a McCarthy and Stone development, conveniently located for town centre shops and amenities. Furthermore, the development enjoys a communal lounge with kitchenette area, laundry room with dryers, a large communal well appointed lawned garden and parking for residents and visitors. There is a manager on site, and a guest bedroom with ensuite 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 manager's 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 into the reception hallway, there are doors off to the lounge, bathroom, bedroom and useful storage cupboard housing electric circuit board and hot water tank and a loft hatch access.

Walking into the sitting room, you'll find an electric storage heater and a fireplace with an inset electric fire. French doors lead to the kitchen, and a window offers a pleasant view of the south-facing communal garden. A notable feature of this apartment is the additional dining area in the sitting room, a rare advantage compared to similar apartments.

Entering the kitchen, you'll find rolled-edge preparation surfaces with an inset stainless steel sink, complete with an adjacent drainer and hot and cold taps, all surrounded by a tiled splashback. The kitchen features a range of cupboards and drawers below, providing ample storage, along with space for a fridge and freezer. It includes an integrated electric oven with a four-ring electric hob and extractor fan, complemented by wall-mounted cupboards. A window overlooks the rear communal garden, and an electric heater ensures a comfortable environment.

The double bedroom features an electric storage heater and convenient built-in wardrobes with mirrored concertina doors. A window overlooks the communal gardens at the rear, providing a pleasant view.

The shower room is well-appointed with a wash hand basin featuring hot and cold taps, set above vanity base cupboards for added storage. It includes a low-level WC and a double shower unit equipped with a chrome mains shower. Additional features include an electric extractor fan, an electric towel rail, and a separate electric heater.

Outside, the complex is set in beautiful communal gardens which are well maintained and stocked with a variety of plants with a main central lawn. There is also visitor parking.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced 2007 for 125 years. Service/garden maintenance charges currently £3,161.22 per annum. Ground rent £365 per annum.

**Property construction:** Standard

**Parking:** Residents parking

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Electric

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

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

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

**Our Ref:** JGA/19062024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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