

Chatsworth Court

Park View, Ashbourne, DE6 1PF

John German



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£142,500

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

Opportunity to acquire this first floor two double bedroomed apartment overlooking the south facing communal garden, 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 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, you are welcomed into the reception hallway which features an electric heater and a built-in cupboard housing the electric meter. From the hallway, doors lead to the lounge/diner, two double bedrooms, the shower room, and a spacious store room that contains the electric circuit board and an upgraded water tank.

Moving into the lounge/diner, it has windows overlooking the communal south facing garden, a marble fireplace and hearth with inset electric coal effect fire. French doors opening into the kitchen that features rolled-edge preparation surfaces with an inset stainless steel sink, adjacent drainer and hot and cold taps, all surrounded by tiled splashbacks. It includes a range of cupboards and drawers beneath, with space for a freestanding fridge and separate freezer or dishwasher. The kitchen is equipped with an integrated electric oven and a four-ring electric hob with an extractor fan. Complementary wall-mounted cupboards and an electric heater complete this well-appointed space.

The shower room features a white suite that includes a wash basin with hot and cold taps, set above vanity base cupboards. It also has a low-level WC and a shower unit with a chrome mains shower. For added comfort, the room is equipped with an electric heater, an extractor fan, and an electric towel rail.

Both bedrooms are doubles offering pleasant views of the south-facing communal gardens. Bedroom one features an electric heater and convenient built-in wardrobes with mirrored concertina doors. Bedroom two also includes an electric heater and has the flexibility to be used as a second sitting room or dining room.

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







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Approximate total area**
721.62 ft²
67.04 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Property construction: Stand ard **Parking:** Resid ents parking
Water supply: Mains **Sewerage:** Mains
Electricity supply: Mains
Heating: Electric
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Superfast 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: D erbyshire Dales District Council / Tax Band C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JG A/04072024

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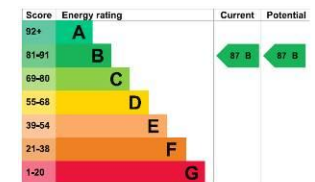
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