

# Shawcroft

Ashbourne, DE6 1GD

John German



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£87,500

**Well-located top floor one-bedroom apartment in central Ashbourne. Features include a lounge/diner, separate kitchen, double bedroom, private balcony, residents' and visitor parking. Walking distance to shops, parks, and transport. Offered with no upward chain.**

Located in a highly convenient part of Ashbourne, 50 Shawcroft offers a well-positioned one-bedroom top floor apartment ideal for first-time buyers, buy-to-let investors, or professional couples. The property is within easy walking distance of local shops, amenities, public transport routes, and nearby parks, making everyday living straightforward and accessible. The apartment is sold with the benefit of no upward chain.

Inside, the apartment features a good-sized double bedroom, a practical lounge/diner, and a separate fitted kitchen. There is also a private balcony, offering a pleasant outdoor area with elevated views. The property also benefits from residents' parking permits and visitor parking options. This low-maintenance home provides a balanced mix of comfort and location, appealing to those looking for a manageable, well-situated property in the heart of Ashbourne.

Accessed via a UPVC entrance door, the property opens into a reception hallway with doors leading to the lounge/diner, double bedroom, bathroom, and two useful storage cupboards with shelving. There is also a separate store room, formerly used as a utility area, which houses a recently installed combi boiler still under warranty. The hallway includes a loft hatch for additional storage access and an intercom system for secure entry.

The lounge/diner is a bright, dual-aspect space with windows to the front and side, a coal-effect gas fire with tiled hearth, and a UPVC door opening out to the balcony, offering a pleasant spot for outdoor seating with elevated views. A sliding door connects the lounge to the kitchen, which is fitted with rolled edge work surfaces, an inset composite 1 ½ sink with chrome mixer tap and upstand surround, and a range of base units with cupboards and drawers. There is space and plumbing for a washing machine, an integrated electric oven and grill, a four-ring gas hob, and matching wall-mounted cupboards for additional storage.

The bedroom is a generously sized double, featuring built-in wardrobes, a dressing table, and drawers, providing ample storage. The bathroom is fitted with tiled flooring and a white suite comprising a pedestal wash basin, panelled bath with electric shower over, low-level WC, and an electric extractor fan.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).  
£71 monthly fee (includes cleaning, maintenance and lighting of communal areas, building insurance and maintenance of outside communal areas). 125 year lease from 13/11/1995

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Residents permit parking

**Electricity supply:** Mains

**Water supply:** Mains



**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** Fibre to the cabinet

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 A

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

**Our Ref:** JGA/01082025

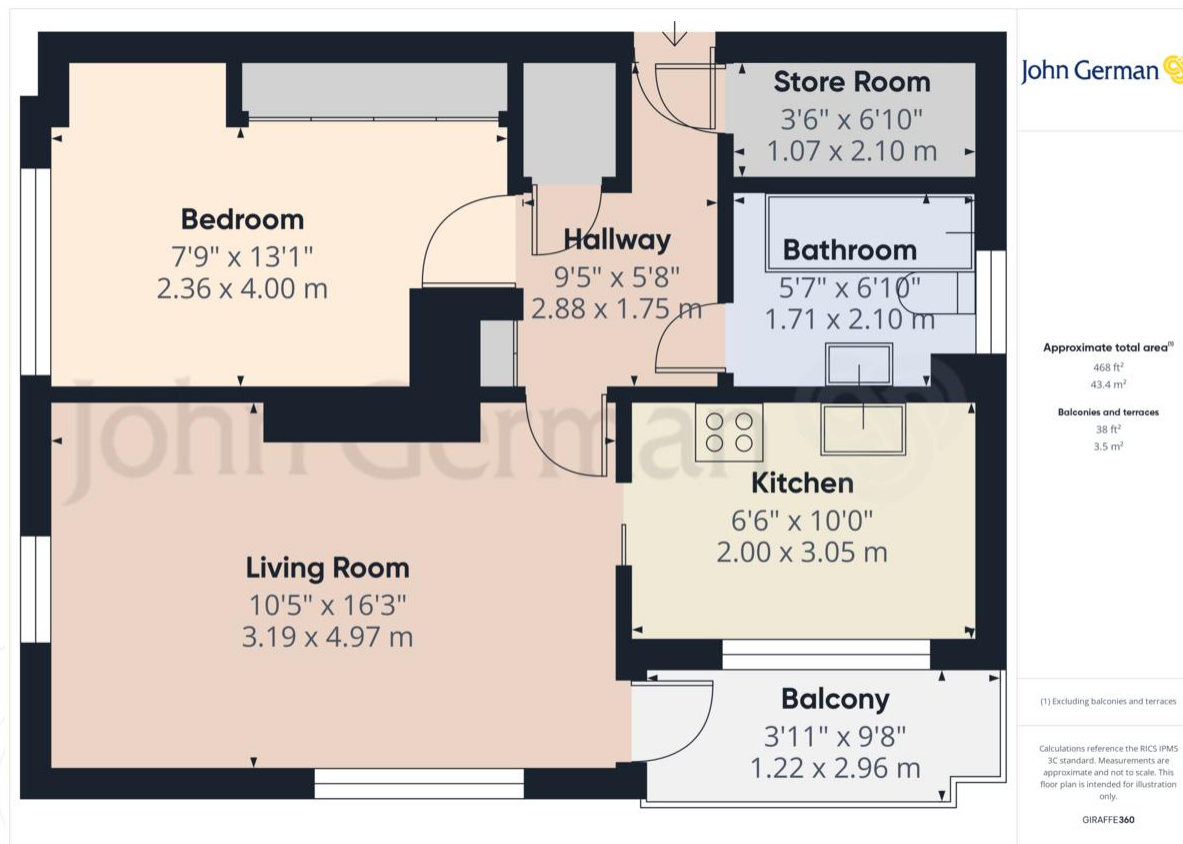
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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.









## Agents' Notes

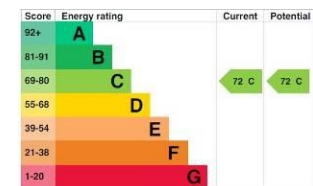
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## Referral Fees

**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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



## John German

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