

Station Road  
Ashbourne, DE6 1AA



Luxury two bedroom ground floor apartment in Ashbourne town centre. High specification throughout with character features, open plan living dining kitchen and two ensuite bedrooms. Separate cloakroom and utility. Allocated parking and easy walking distance to shops and amenities.

Asking Price Of £395,000



John German 

Apartment 1, James Eadie Place is a luxury two bedroom ground floor apartment situated in the centre of Ashbourne. Finished to a high specification throughout, the property combines modern convenience with attractive character features including high ceilings, moulded cornices, ceiling roses, high skirting boards and a bay window that enhances the sense of space and natural light. The town centre location places shops, cafes, restaurants and everyday amenities within easy walking distance, making it an ideal choice for those who value convenience and accessibility.

The accommodation is arranged entirely on the ground floor, offering practical living for a range of buyers, including professionals, couples or retired purchasers seeking a well-appointed home without stairs. The open plan living dining kitchen provides a generous and sociable space for both day to day living and entertaining. There are two double bedrooms, each with its own ensuite, including a principal bedroom with a particularly spacious ensuite. A separate guest cloakroom and utility room add further practicality. The property also benefits from an allocated parking space. This is a well-designed, high quality apartment suited to those looking for a low maintenance home in a central Ashbourne location, with the added advantage of easy access throughout.

A wooden entrance door opens into a welcoming reception hallway with wooden parquet flooring and doors leading to the open plan living dining kitchen, both bedrooms and the guest cloakroom.

The open plan living dining kitchen continues the parquet flooring and benefits from dual aspect windows to the front and side, both fitted with electric remote control blinds. The kitchen area is fitted with quartz preparation surfaces incorporating a stainless steel sink with adjacent drainer and chrome mixer tap, complemented by a matching quartz splashback. There is a range of base cupboards and drawers, including an integrated fridge freezer and AEG dishwasher, along with a Neff induction hob with extractor over and double Neff electric oven and grill. Wall mounted cupboards provide additional storage, and a matching central island offers further cupboards and a retractable electric socket.

The utility room also features parquet flooring and fitted preparation surfaces with a stainless steel sink, chrome mixer tap and drainer. There are base cupboards and drawers with an integrated washing machine, together with an electric extractor fan.

The principal bedroom is a spacious double room with fitted wardrobes and dressing table with drawers, leading through to the ensuite. The ensuite is fully tiled and fitted with a wash hand basin set on vanity drawers with chrome mixer tap, low level WC, roll top claw foot bath with chrome mixer tap and handheld shower attachment, and a separate shower unit with chrome mains rainfall shower and additional handheld attachment. There is also a chrome ladder style heated towel rail and electric extractor fan.

The second bedroom is also a double room and includes fitted wardrobes and a useful airing cupboard housing the hot water tank and boiler. It benefits from its own fully tiled ensuite, fitted with a wash hand basin set on vanity drawers with chrome mixer tap, low level WC and double shower units with chrome mains rainfall shower and handheld attachment, together with a chrome ladder style heated towel rail.

The guest cloakroom continues the parquet flooring and is fitted with a wash hand basin set on vanity cupboards with chrome mixer tap, low level WC and chrome ladder style heated towel rail.

**Tenure:** Leasehold. Lease commenced 6 March 2023 for 250 years. Annual service charge - £1700.

(purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

**Property construction:** Standard

**Parking:** Allocated parking space

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** 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

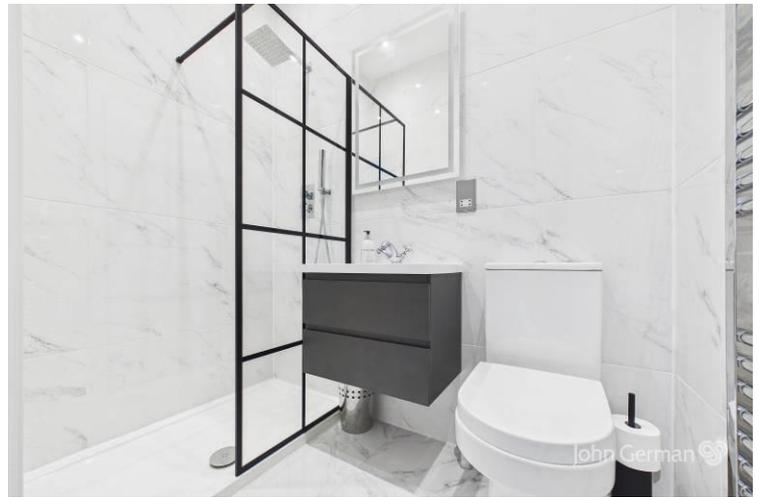
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/26022026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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