

# Chatsworth Court

Ashbourne, Derbyshire, DE6 1PF

John German





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£65,000

**NO UPWARD CHAIN - Conveniently located to the town centre.**  
**One bedroom second floor apartment, within the McCarthy and Stone complex.**

The complex has a house manager and emergency 24 hour call system and offers a range of facilities including residents lounge, laundry room and access to a guest suite for visitors. The buyer must be capable of independent living and be 60 years of age or over, if in a couple then the partner must be at least 55 years of age.

This apartment is located on the second floor and has a gross internal area of approximately 600 sq.ft with the benefit of its own washing machine.

On entering the property the hall has a useful store cupboard that houses the hot water system.

A door leads through to the good sized L-shaped sitting room with a storage heater. Double doors lead to the kitchen that is equipped with beech coloured base and wall cabinets, roll top work surfaces, electric oven and hob with extractor fan over and stainless steel sink. Also included in the sale are the fridge, freezer and built in washer/dryer.

The shower room is fitted with a double shower, wash basin, w.c, heated towel rail and electric heater.

The bedroom has a fitted wardrobe with mirrored sliding doors and an electric heater.

Outside the property has communal gardens and parking.

**Agents Note:** The buyer must be capable of independent living and be 60 years of age or over, if in a couple, then the partner must be at least 55 years of age.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced 1 December 2002. 108 years remaining. Current ground rent £365 per annum. Current Maintenance charges £2400 per annum. Freeholders are Fairhold Homes (No.7 Limited)

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

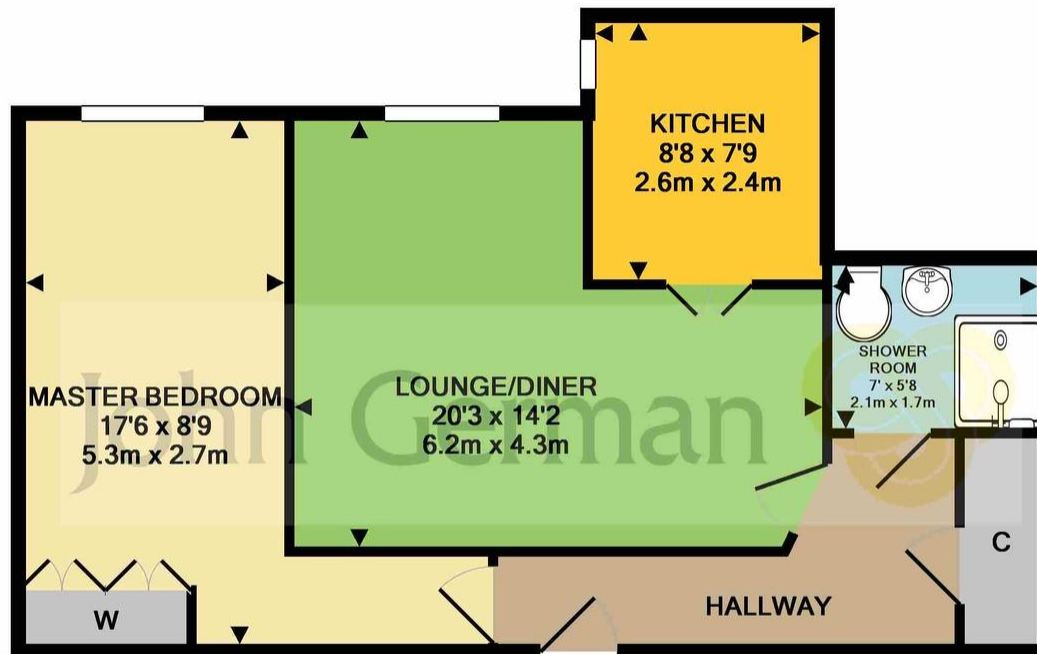
**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)

**Our Ref:** JGA/190719









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## 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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