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www.doveproperty.co.uk



Flat 3, 24 Church Street, Ashbourne, Derbyshire DE6 1AE
£595 per calendar month Unfurnished Deposit £686

GENERAL DESCRIPTION

A spacious second floor flat located in Ashbourne Town Centre, ideal for all local amenities. Occupying the top floor of an imposing, three storey, Victorian town house, Flat 3 briefly comprises communal Reception Hall, good sized Lounge, Kitchen Diner with appliances, one large Double Bedroom, Inner Hall and Shower Room.

With original character features including sash windows and a most attractive communal Garden to the rear with allocated Parking for one vehicle, early viewing on this property is highly recommended. New carpets and electric storage heating.

Strictly No Pets, Smokers or Sharers.

EPC Band E

Council Tax Band B

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via hardwood external door into communal Reception Hall with stairs to second floor. Built-in cupboard concealing electrics con hardwood internal door into:

LOUNGE (18' max x 11'11"), newly carpeted with pendant light fitting, oak beam and smoke alarm to ceiling, three single and two double wall light fittings and single glazed window to front aspect with cushioned ledge under. 'Unidare' electric storage heater, television and telephone points. Main feature of the room being a fireplace with living flame electric fire fitted. CO detector, half height wood door concealing understairs storage cupboard and doors off to:



INNER HALL, with beige tile effect cushioned flooring, light fitting and smoke alarm to ceiling with doors off to:

KITCHEN DINER (12'11" max into cupboards x 12'5" max into cupboards), having oak effect cushioned flooring, with two circular ceiling light fittings, oak beam, heat alarm and extractor fan to ceiling. Room fitted with a range of mixed wood base and eye level storage units with cream granite effect laminate work surface over. Inset stainless steel sink with drainer, vegetable bowl and chrome mixer tap. Free-standing 'Statesman' double oven electric cooked with 4-ring ceramic hob, @beko' tall fridge freezer, and space, power and plumbing for washing machine. Beige ceramic tiled splash backs, single glazed window to front aspect and 'Unidare' electric storage heater.



SHOWER ROOM, again with dark oak effect cushioned flooring, appointed with a white 3-piece suite comprising low flush W.C., boxed wash hand basin with mixer tap over double door cupboard and large shower cubicle with glass sliding doors housing a 'Triton T80Z' electric heater. Two circular light fittings, and extractor fan to ceiling, ceramic tiled splash back and shower cubicle walls and double mirrored door medicine cabinet. Chrome heated towel rail, and 'Marko' electric convection heater.



BEDROOM 1 (17'8" x 14'7") newly carpeted with two pendant light fittings and smoke alarm to ceiling, two double glazed 'Velux' windows and double glazed window to rear aspect. Boxed wash hand basin over double door cupboard.



OUTSIDE:

TO THE REAR OF THE PROPERTY is a large, landscaped, communal garden with access to a parking area where the apartment enjoys allocated parking for one vehicle.



VIEWING: By appointment through Dove Property