



Ashbourne Business Centre, Dig Street, Ashbourne,
Derbyshire DE6 1GF Tel/Fax 01335 342936

www.doveproperty.co.uk



2 The Maltings, Union Street, Ashbourne, Derbyshire DE6 1FG
£450 per calendar month Unfurnished Deposit £550

GENERAL DESCRIPTION

Conveniently situated just one minute's walk from Ashbourne Town Centre, this versatile two bedroomed, two-storey apartment is now available to let. Having been newly refurbished with Gas Central Heating just installed. Briefly comprising Entrance Hall & Stairway, Lounge / Kitchen / Diner, two double bedrooms, and fitted Bathroom. The apartment has an allocated parking space behind the building.

Easy access to Ashbourne's town centre amenities and major routes, A52 and A515.

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via covered porch way through single glazed wood door into:

ENTRANCE HALL with tiled floor and stairs off to:

FIRST FLOOR:

LANDING with single glazed window to rear, being carpeted with smoke alarm to ceiling and stairs off to Second Floor. Door off to:

LOUNGE / KITCHEN / DINER (L-Shaped 20'6" max x 16'11" max into cupboards), split into two definable areas. Lounge area being carpeted with double glazed window to rear aspect, telephone point, and smoke alarm to ceiling. Living flame effect electric fire with tiled hearth and wood surround. Dining / Kitchen area having laminate flooring, two double glazed windows to front aspect and television point. Kitchen area having a range of beech effect base and eye level storage units with integrated electric oven and four ring electric hob over. Integrated stainless steel sink and drainer with mixer tap over. Tile splash backs with space for refridgerator.



SECOND FLOOR:

LANDING at top of carpeted stairs with double glazed window to rear aspect, smoke alarm and loft access hatch to ceiling and door concealing airing cupboard / hot water tank. Further doors off to:

BEDROOM 1 (12'2" x 11'1") carpeted with double glazed window to front, and telephone point. Free standing double wardrobe and drawer unit to side.



BEDROOM 2 (11'2" x 7'11") carpeted with double glazed window to rear aspect.

BATHROOM appointed with a white 3-piece suite comprising bath with telephone handle mixer tap and shower attachment over, pedestal wash hand basin and low flush W.C.. Room is half tiled with cushioned flooring, and double glazed opaque window to front.



OUTSIDE:

TO THE FRONT OF THE PROPERTY covered porch way adjacent to and forming part of an arched entrance to rear of the building.

TO REAR OF THE PROPERTY is a communal car park / yard offering one allocated parking space for the apartment



VIEWING: By appointment through Dove Property