

35 Chatsworth Court

Park View, Ashbourne

BAGSHAWS EST 1871
Land • Property • Livestock

35 Chatsworth Court
Park View
Ashbourne
Derbyshire
DE6 1PF

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A second-floor retirement apartment within this McCarthy & Stone development situated on the edge of Ashbourne conveniently located providing a level walk to the local amenities.

The facility benefits from Residents' Lounge, laundry facilities, Landscaped Gardens, allocated parking, lifts to all floors, a secure camera door entry system, on-site manager, and a 24-hour emergency system.

The apartment itself is well presented, nicely positioned overlooking the communal entrance and parking area. It provides two double bedrooms, a refitted kitchen and shower room, and a generous living/dining room.

Asking Price

£130,000

Ashbourne Office - 01335 342201

ashbourne@bagshaws.com





Accommodation

The complex is accessed via a security door on the ground floor which leads into the communal hall where the Residents' Lounge, Laundry Room, and Manager's office can be found. The Hall leads through to the lift which accesses all floors.

The property itself is on the second floor with an independent access door leading to the private apartment Entrance Hall where there is a walking cupboard providing useful storage space and housing the hot water tank. The Reception Room is of generous proportions, providing space for sitting and dining, having a window to the front elevation. Double doors open from the Dining Area to the Kitchen, which is fitted with matching wall and base units with under-counter appliance space, an eye-level electric oven, an electric hob with extractor hood over, a sink and drainer, and a window to the front.

The Shower Room is fully tiled and has been refitted with a large shower cubicle with sliding door access, a low flush WC, and a vanity wash hand basin with cabinet storage beneath.

Bedroom One is fitted with a double wardrobe with a mirrored front and a window to the front. Bedroom Two is a further double bedroom with a window to the front and a freestanding wardrobe providing hanging and shelf storage.















Externally

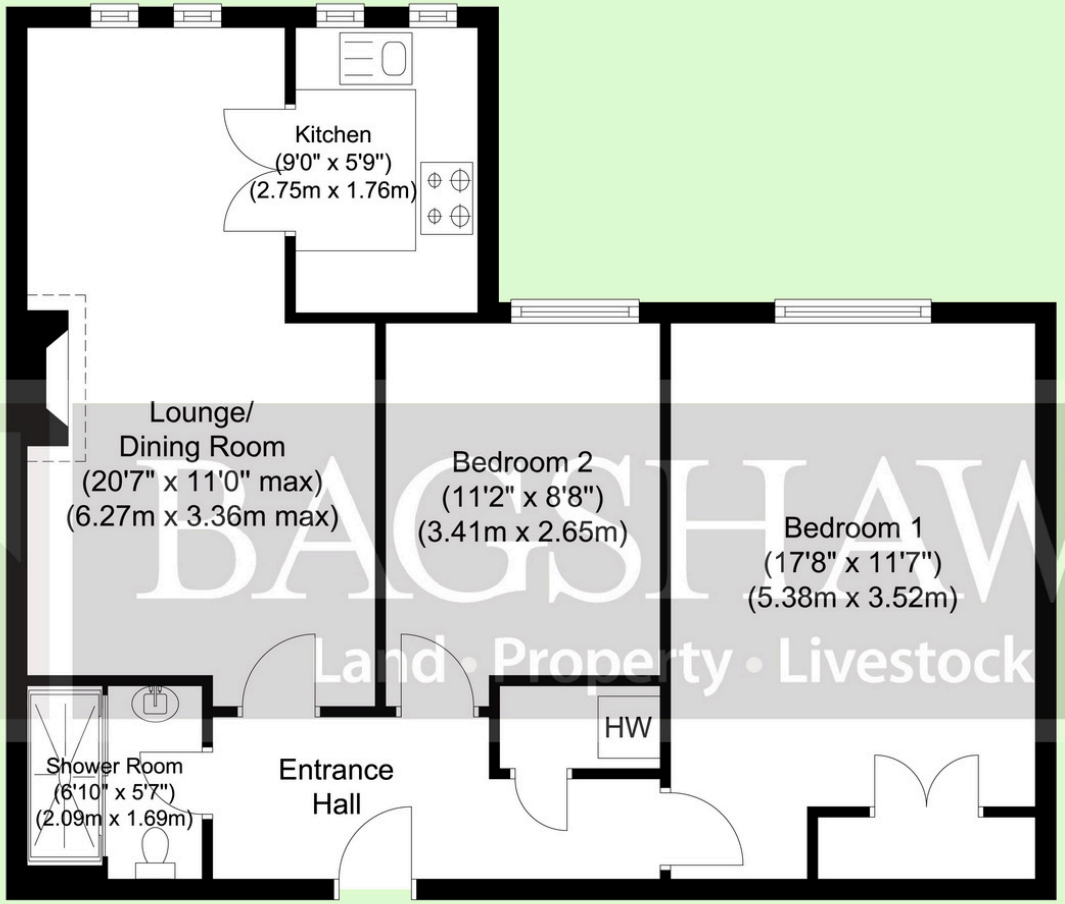


The property parking area is accessed from Park Road with allocated parking provided for the complex. This parking area provides access to the secured access front door to the comunal entrance.

Around the side and rear of the complex is a gated formal garden for use by the residents, with pathway leading through to the mainly lawned garden with hedge and shrub boundaries.
To the rear of the parking area is a further pedestrian gated access gate which provides easier access to walk to the centre of the historic market town of Ashbourne which is just a few minutes walking distance.







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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.
Assessments First

General Information

Directions:
What3words to the main entrance:
classmate.promotion.focus

Services:
Mains water, drainage and electricity. Heated by electric heaters and electric fire.

Tenure and Possession:
The land is sold Leasehold with vacant possession upon completion.
The annual ground rent is understood to be £965.71 per annum. The half yearly service charge is currently £2,815.90.

Viewing:
Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on
01335 342201 or e-mail: ashbourne@bagshaws.com.

Fixtures and Fittings:
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Rights of Way, Wayleaves and Easements:
The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.

Local Authority and Council Tax Band:
Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire DE4 3NN. Council Tax Band C

Broadband Connectivity:
It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult https://www.ofcom.org.uk to obtain an estimated broadband speed for the area.

Agents Notes
Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

Anti-Money Laundering Checks
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.



BURY & HILTON
Part of the Bagshaws Partnership

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