





**** BEAUTIFUL RETIREMENT, FIRST FLOOR APARTMENT WITH JULIETTE BALCONY. OFFERING A PREMIUM POSITION WITHIN THE DEVELOPMENT WITH VIEWS ACROSS TO ASHBOURNE PARK **** Retirement living in the heart of Ashbourne town centre offering shopping, cafes and a bus station. Chatsworth court offers private gardens for the residents and parking facilities, communal lounge areas and laundry room. This apartment is located on the first floor opposite the stair case and close to the lift, lounge with a dining area offering a Juliette balcony with views over the park. Fitted kitchen with built in oven hob and extractor. Double bedroom with built on wardrobes and a shower room with walk-in double shower. Perfect balance of independence and supported living.



 **ABODE**
SALES & LETTINGS

INTRODUCTION

**** BEAUTIFULLY POSITIONED RETIREMENT FIRST FLOOR APARTMENT WITH JULIETTE BALCONY ****

Retirement living in the heart of Ashbourne town centre offering shopping, cafes and a bus station. Chatsworth court offers private gardens for the residents and parking facilities, communal lounge areas and laundry room. This apartment is located on the first floor opposite the stair case and close to the lift, lounge with a dining area offering a Juliette balcony with views over the park. Fitted kitchen with built in oven hob and extractor. Double bedroom with built on wardrobes and a shower room with walk-in double shower. Perfect balance of independence and supported living.

HALL

Double storage cupboard and doors to -

LOUNGE

16'7" x 10'1"

The lounge area offers a wall mounted heater, double doors to the kitchen and open through to the dining area.

DINING AREA

8'2" x 4'6"

Upvc double glazed windows and French doors onto the Juliette balcony with views over the park.

KITCHEN

7'3" x 5'7"

Fitted units with work surfaces and tiled splash backs, sink and drainer unit, built in electric oven with electric hob and extractor. Appliance space and upvc double glazed window.

BEDROOM

13'4" x 9'1"

Built in wardrobes with mirrored doors, wall mounted heater and upvc double glazed window.



SHOWER ROOM

6'8" x 5'6"

Walk-in double shower, low flush wc, wash hand basin, electric heater.

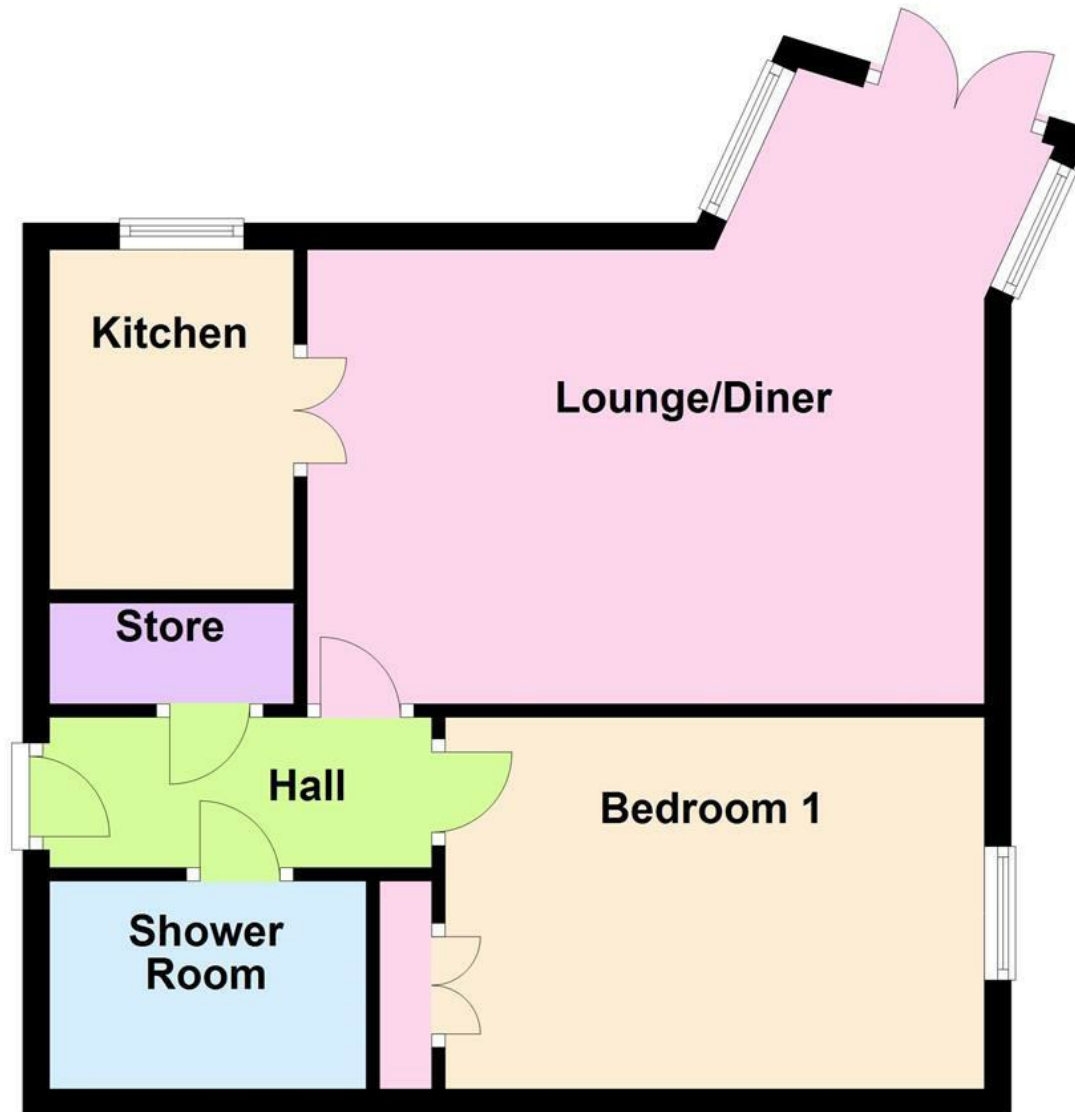
OUTSIDE

Chatsworth court offers a private garden for the residents to enjoy and communal parking.

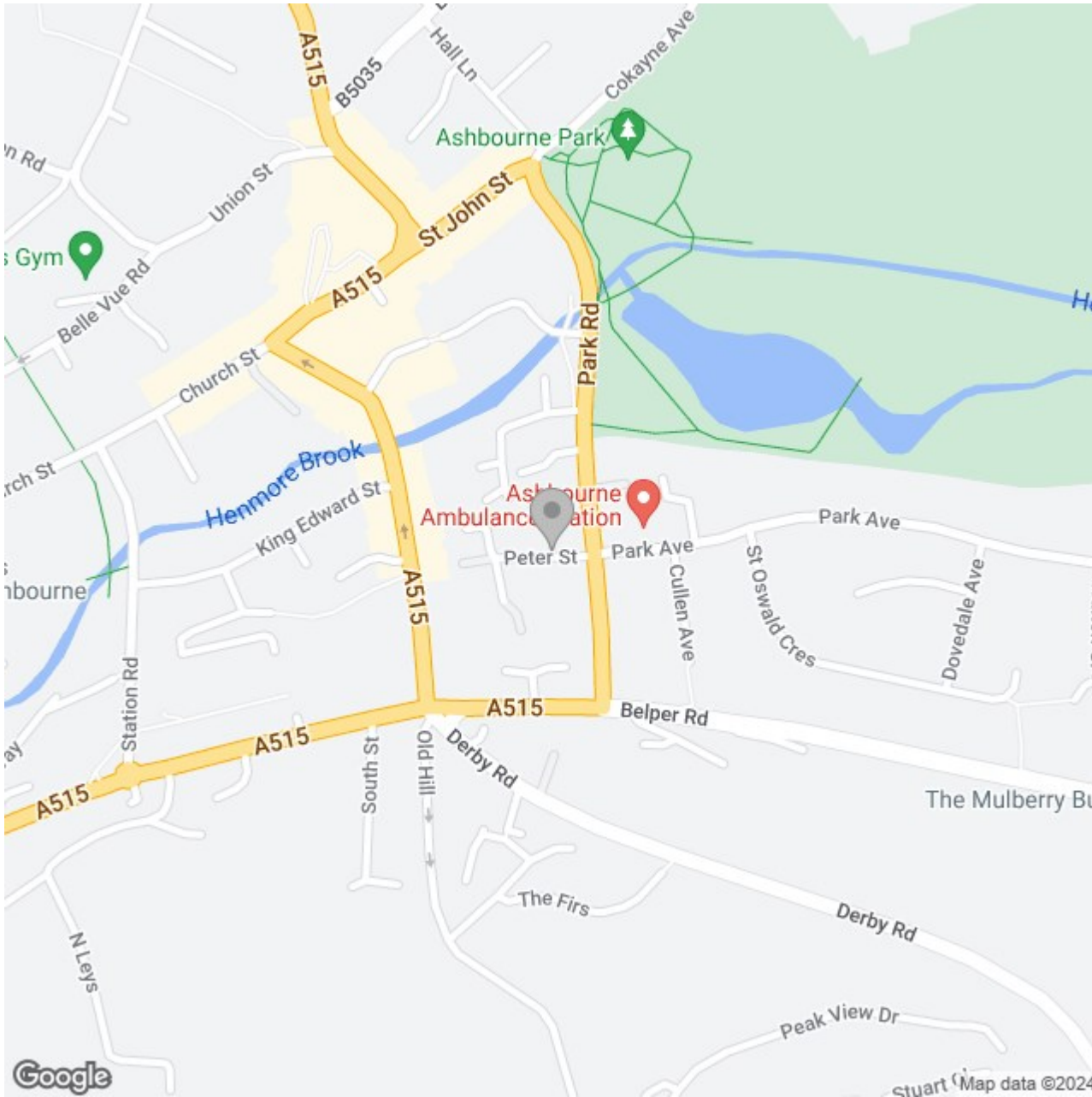




Ground Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon.
Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	