





****** SECOND FLOOR APARTMENT
OVERLOOKING THE GARDEN **** NEWLY
DECORATED THROUGHOUT AND NEW
CARPETS ****** This second floor
retirement apartment is perfect for
independent living but with assistance if
required and 24 hour emergency help.
The modern communal areas are
perfect for socialising and the location
is perfect for getting in to Ashbourne.
The apartment offers a hall with large
walk-in storage cupboard, lounge diner,
fitted kitchen, double bedroom with
built in wardrobes and a newly refitted
shower room. Communal parking and
well maintained gardens. GUEST SUITE
AVAILABLE AND LAUNDRY ROOM.



COMMUNAL ENTRANCE

Secure entrance lobby and hall with managers office, communal sitting area and laundry room on the ground floor. There is a lift to all floors and two staircases.

PRIVATE HALL

Entrance door into the hall with a large walk-in storage cupboard (4'2 x 10'3) with a cloaks cupboard and plenty of storage space.

LOUNGE DINER

16'4 x 10'2

Three upvc double glazed windows , electric heater and double doors into the kitchen.

KITCHEN

10'8 x 5'7

Fitted units with work surfaces and a sink and drainer unit. Fitted electric oven and hob, fridge and freezer included in the sale and a upvc double glazed window.

BEDROOM

13'4 x 9'1

Built in wardrobe with sliding mirror doors, electric heater and upvc double glazed window.

SHOWER ROOM

Newly re-fitted suite comprising a large shower cubicle, low flush wc, vanity sink unit with a wash hand basin and a storage cupboard.

OUTSIDE

There are parking spaces for residents and visitors and a communal garden with lawn and seating areas.

NOTE

125 year lease from May 2003.



Well equipped laundry is part of the complex - all charges are included in service charge.

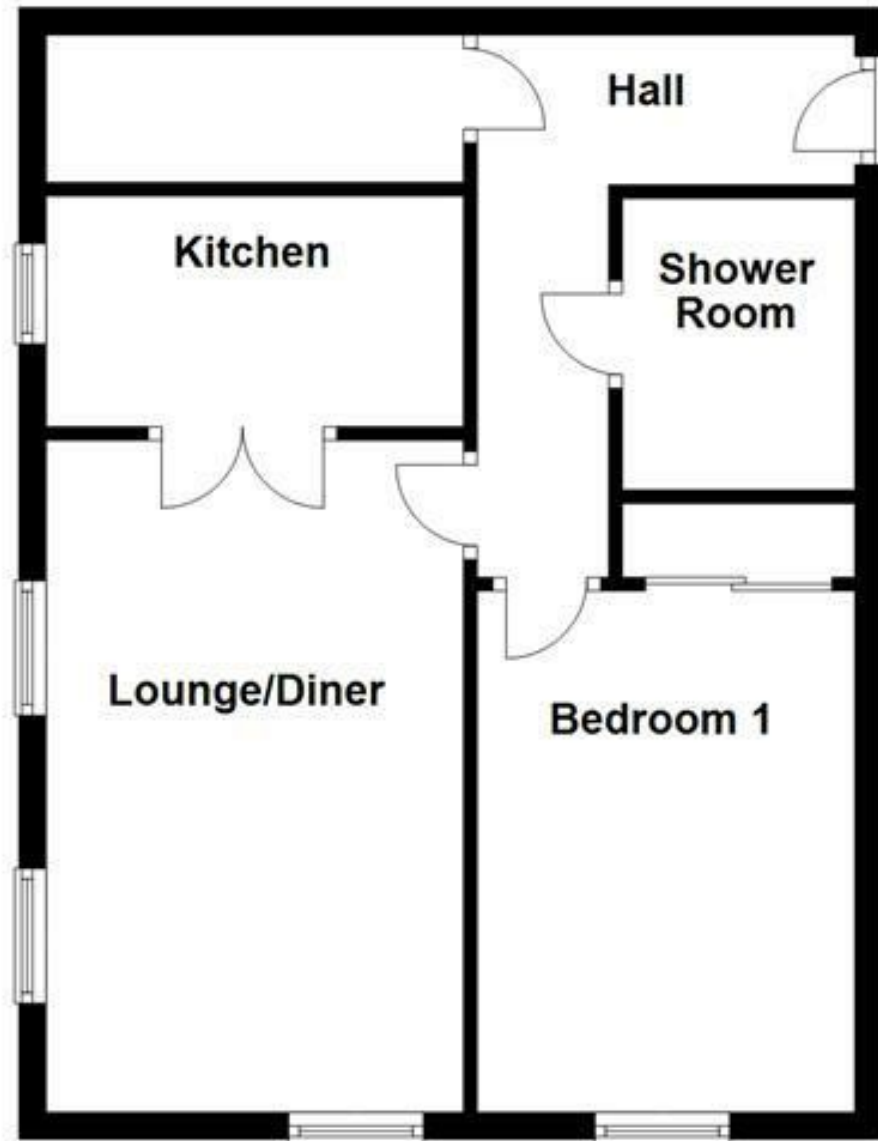
Service charge covers all water and sewage in the flats and public areas. There is also a very nice guest suite bookable through the manager.

The current ground rent is £182 / 6months - latest service charge was £1427 / 6 months.





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.

