



25 Church Street, Ashbourne,
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www.doveproperty.co.uk



Compton, Ashbourne, Derbyshire DE6 1BX

£675 per calendar month

Unfurnished

Deposit £778

GENERAL DESCRIPTION

A well presented, ground floor flat in Ashbourne Town Centre, close to all local amenities. Briefly comprising Entrance Hall, good sized Lounge, Breakfast Kitchen, one Double, one Single Bedrooms & Shower Bathroom

With gas central heating via combi boiler, own entrance, and Parking for one vehicle, early viewing recommended.

Council Tax Band: A

EPC Band: D

ACCOMMODATION

GROUND FLOOR

ENTRANCE through UPVc, double glazed, obscured entrance door into:

ENTRANCE HALL, having light oak effect laminate flooring, with recessed spotlights and smoke alarm to ceiling, electrics consumer unit, central heating control panel, single panelled central heating radiator and doors off to:

LOUNGE (L-Shaped 15'10" reducing 10'7" x 12'6" reducing 9') with light oak effect laminate flooring continued, recessed spotlights and pendant light fitting to ceiling, double panelled central heating radiator and two double glazed windows to front aspect. Room having electric fire, television point, and telephone point.



BREAKFAST KITCHEN (11'9" max into cupboards x 9' max into cupboards), with slate effect laminate tiled flooring, recessed spotlights and double glazed window to rear aspect. Room fitted with an oak effect range of base and eye level storage units, with white marble effect laminate work surface and ceramic tiled splash back. Built-in 'Hotpoint' electric oven, inset 4-ring matching gas hob and stainless steel overhead chimney extractor hood. Under-counter 'Hotpoint' washing machine and free-standing 3/4 height fridge freezer. Concealed 'Ideal' combi boiler, room having bare brick wall with original recessed oven / fireplace (capped), and single panelled central heating radiator



BEDROOM 1 (11'5" max x 10'6"), carpeted with pendant light fitting to ceiling, two double glazed windows to front and side aspects and double panelled central heating radiator.



BEDROOM 2 (9'8" x 5' plus door recess), carpeted with two double glazed windows to rear and side aspects, ceiling light fitment and telephone point.



SHOWER ROOM with stone effect laminate tiled flooring, appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin, large shower cubicle with glass sliding doors housing a mains thermostatically controlled shower. Single panelled central heating radiator, medicine cabinet, recessed spotlights to ceiling and extractor fan.



OUTSIDE

TO THE REAR OF THE PROPERTY is the entrance door accessed via a hard standing yard area which offers off road parking for one vehicle.