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**Flat 3 Milton House, St John Street, Ashbourne, Derbyshire DE6 1GH**  
£495 per calendar month      Unfurnished      Deposit £600

### **GENERAL DESCRIPTION**

A superior second floor apartment, located in the centre of Ashbourne, presented to an exceptionally high standard. The accommodation comprises two bedrooms, bathroom, kitchen/diner and living room with exposed wooden support beams & brickwork. The kitchen is fully fitted with integral oven, hob (stainless steel extraction canopy over), microwave, fridge, freezer, washing machine and dishwasher.

Access to the property is from St John Street, via a communal hallway, with ceramic tiled floor, ornate ceiling cornice, and stained glass window.

Located in the centre of Ashbourne, the apartment is ideal for commuters & highly convenient for all local amenities.

## **ACCOMMODATION**

Inner hallway with telephone intercom entry system

### **Lounge** (20'10" x 11'5")

With two sash windows to front aspect of the property. Television and phone point. Modern wall mounted electric fire providing room feature. Wall lights. Exposed brickwork, and wooden beams with spotlights attached.

### **Kitchen** (9'2" x 3'11" to units)

Fully fitted modern kitchen with split level breakfast bar, comprising an attractive range of wall & base units, & a full range of high quality integrated appliances including CDA electric oven with microwave above. Inset induction CDA hob with stainless steel extractor hood over. Fridge, freezer, dishwasher & washing machine.



### **Bedroom 1** (13'3" x 8'8")

Sash window to front aspect of property. TV & phone point. Exposed wooden beams & brickwork.

### **Bedroom 2** (11'11" x 9'2")

Sash window to front aspect of property. Phone point. Beige weave carpet.

### **Bathroom**

White suite comprising wall mounted wash hand basin, w.c., panelled bath with mains controlled shower over & adjustable glazed shower screen. Further handset shower via the bath mixer tap. Slate effect tiled floor. Chrome heated towel rail. Wall mounted mirror. Ceramic tiled floor.

**VIEWING: By appointment through Dove Property Management**