



Ashbourne Business Centre, Dig Street, Ashbourne,
Derbyshire DE6 1GF Tel/Fax 01335 342936
www.doveproperty.co.uk



Taylor Court, Sturston Road, Ashbourne, Derbyshire DE6 1BZ
£550 per calendar month Unfurnished Deposit £630

GENERAL DESCRIPTION

An attractively designed first floor apartment, situated close to the centre of Ashbourne, offering total living comfort. This luxury apartment briefly comprising Entrance Hall, 2 Double Bedrooms (1 en suite), Family Bathroom, large open plan Living Kitchen Diner with fully integrated appliances. Fitted carpets throughout with ceramic tiled flooring to kitchen and bathroom areas.

Gas Central Heating & Double Glazed throughout. Utility Cupboard with washer/dryer. Allocated parking for one vehicle.

EPC Band: B

Council Tax Band: C

ACCOMMODATION

GROUND FLOOR

ENTRANCE through hardwood double glazed entrance door into:

ENTRANCE HALL, carpeted with smoke alarm and pendant light fitting to ceiling, double glazed window to side, double panelled central heating radiator, security alarm system panel and cloaks area. Stairs off to:

FIRST FLOOR

STAIRS & LANDING, carpeted with balustrade, pendant light fitting to ceiling, tall double glazed window to side aspect, double panelled central heating radiator and glazed internal door into:

HALLWAY, carpeted with two 3-point spotlight fittings, smoke alarm and two loft access hatches to ceiling. Thermostat control panel and doors off to:



LIVING KITCHEN DINER (L-Shaped 23'9" red 8'1" x 15'5" red 10'11") with three pendant light fittings and recessed spotlights to ceiling, two double panelled central heating radiators and two double glazed windows to front and rear aspects. Television and telephone points, with carpet to living area. Kitchen area fitted with a range of maple effect base and eye level storage units with built-in 'Neff' electric oven, inset 'Neff' 4-ring gas hob and matching extractor hood above. Inset stainless steel sink with drainer, vegetable bowl and mixer tap over on granite effect laminate work surface. Built-in 'Neff' refrigerator and freezer units and built-in dishwasher. Area have tiled splash backs and ceramic tiled flooring.



UTILITY CUPBOARD with ceramic tiled flooring and laminate work surface, housing a 'Glowworm' combi boiler and 'Hotpoint' washer drier.

BEDROOM 1 (12'5" into wardrobes x 10'7" max), carpeted with double glazed window to rear aspect, double panelled central heating radiator and pendant light fitting to ceiling. Bilt-in maple effect triple door wardrobe, telephone point and door off to:

ENSUITE SHOWER ROOM, with ceramic tiled flooring, appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and shower cubicle housing a chrome thermostatically controlled mains shower. Room part tiled with double panelled central heating radiator, shavers point, extractor fan and recessed spotlights to ceiling.



BEDROOM 2 (12'11" max x 6'9"), carpeted with pendant light fitting to ceiling, double glazed window to front aspect, and double panelled central heating radiator.



BATHROOM with ceramic tiled flooring, appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and bath with shower attachment. Room part tiled with recessed spotlights and extractor fan to ceiling, shavers point, shavers point and heated towel rail.

OUTSIDE

TO THE FRONT OF THE PROPERTY is a communal footpath providing access to the apartment entrance door.

VIEWING: By appointment through Dove Property