



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



Thornley Place, Ashbourne, Derbyshire DE3 1PQ

£575 per calendar month

Unfurnished

Deposit £663

GENERAL DESCRIPTION

A well presented executive Ground Floor apartment situated in a much sought after residential development in Ashbourne Town Centre. Briefly comprising Communal Entrance, apartment Entrance Hall, open plan Lounge Kitchen Diner, kitchen fitted with appliances, two Double Bedrooms, Ensuite Shower Room to Master, Bathroom, Front Entrance Porch and Utility Cupboard.

Thornley Place is a secure, gated development with central parking area, the apartment enjoying one allocated space. Access to the property via communal entrance or through own front entrance door onto Compton. Double glazed, electric storage heating and security alarm.

Early viewing recommended.

EPC Band D

Council Tax Band C

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via COMMUNAL RECEPTION HALL through inlaid wood entrance door into:

ENTRANCE HALL, carpeted with 4-point ceiling light fitment and smoke alarm to ceiling, security alarm panel, voice entry handset and electric storage heater. Doors off to:

UTILITY CUPBOARD, carpeted with ceiling light fitment to ceiling. Hot water tank and 'Economy 7' heating control panel, consumer unit and slat shelving.

OPEN PLAN LIVING KITCHEN DINER (21'6" x 16'3" max) with well defined Lounge and Kitchen Diner areas.



LOUNGE (16'3" x 13'), carpeted with 5-point ceiling, double glazed window to front aspect, electric storage heater, telephone point, and television / multimedia point (including communal Sky). Door off to front Entrance Porch.



KITCHEN DINER (13'5" into cupboards x 8'7" max), with ceramic tiled flooring, fitted with a range of maple effect base and eye level storage units with laminate work surface over. Integrated 'NEFF' electric oven with inset 'Neff' four-ring gas range hob and matching stainless steel chimney extractor hood above. Inset stainless steel sink with drainer, vegetable bowl and mixer tap over. Space and plumbing for washer drier and freestanding 'Bosch' tall fridge freezer unit. Room having further double glazed window to front aspect, electric storage heater, under unit spotlights and spotlight rail to ceiling.

ENTRANCE PORCH (4'11" x 3'6") with hardwood entrance door to front of development, ceiling light fitment, high double glazed windows to front and sides and ribbed inset entrance carpet.

BEDROOM 1 (11'4" x 8'10" plus door recess), carpeted with 4-point ceiling light fitment to ceiling, double glazed window to rear aspect and electric storage heater. Television and telephone points, maple effect double door wardrobe and matching adjacent shelving unit and bedside table. Door into:



ENSUITE SHOWER ROOM, with ceramic tiled flooring, appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and tiled shower cubicle with sliding door housing a chrome thermostatically controlled mains shower. With recessed spotlights and extractor fan to ceiling, room has a double glazed obscured window to side, chrome heated towel rail and shavers point.

BEDROOM 2 (11'8" x 8'3" plus door recess) carpeted with 3-point ceiling light fitment to ceiling, electric storage heater and double glazed window to rear aspect.



BATHROOM, with ceramic tiled flooring and appointed with a white three-piece suite comprising low flush W.C., wash hand basin and bath. With recessed spotlights, extractor fan, double glazed obscured window to side and chrome heated towel rail.

OUTSIDE:

TO REAR OF THE PROPERTY is a private communal parking area, the apartment having one allocated space and maintained shrub filled borders.



VIEWING: By appointment through Dove Property