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**Brunswick Place, Station Street, Ashbourne, Derbyshire, DE6 1DH**  
£565 per calendar month   Unfurnished   Deposit £700

### **GENERAL DESCRIPTION**

A spacious, comfortable and versatile two double bedroomed duplex apartment close to Ashbourne Town centre. Briefly comprising large open plan Lounge / Kitchen Diner, Bathroom, two double Bedrooms, and separate Shower Room split over two floors. Double glazed throughout with gas central heating.

With allocated private parking for one vehicle to the front, this property is located just a short walk from the centre of Ashbourne the apartment has good access to all local amenities and the A52 Derby / Stoke, and A38 with the A515/A50 link roads all within a short distance.

Early viewing recommended.

Council Tax Band: C

EPC Band: B

## ACCOMMODATION

### GROUND FLOOR

ENTRANCE through hardwood communal door into communal ENTRANCE HALL with staircase off to first floor landing.

**FIRST FLOOR** Door to apartment into:

ENTRANCE HALL being carpeted with video entry system, alarm panel and thermostat control to walls, and smoke alarm fitted to ceiling. Door concealing storage cupboard currently housing plumbed in 'Indesit' washing machine. Further doors off to:

BATHROOM, appointed with a white three piece suite comprising low flush W.C., pedestal wash hand basin and bath with shower screen and thermostatically controlled shower attachment to wall. Room being half tiled with heated towel rail, extractor fan and recessed spotlights to ceiling. Tiled floor with under floor heating and double glazed opaque window to front aspect.



BEDROOM 2 (11'8" x 11') with double glazed window to front and double panelled central heating radiator, room being carpeted. Currently being used as a study (see picture)

LOUNGE/KITCHEN/DINER (18'8" max into cupboards x 15'6") A spacious open plan room with distinct lounge, kitchen and dining areas. Double glazed windows to rear and side aspects and two double panelled central heating radiators. Double glazed patio doors with juliette balcony to rear. Room with laminate flooring throughout, telephone and television / Sky TV points. Kitchen area fitted with a range of cream base and eye level storage units with laminate, roll edge, wood effect work surface over. Inset stainless steel sink with drainer and mixer tap over. Integrated 'CDA' electric oven and four ring gas hob over with splash back and extractor hood above. Integrated full height fridge / freezer unit and 'Teknik' dishwasher. Cupboard concealing 'Main' combination boiler and recessed spotlights to ceiling. Stairs off from lounge area with balustrade to:



## SECOND FLOOR

LANDING being carpeted with double glazed velux window and smoke alarm to ceiling. Further thermostat control and door concealing over-stairs storage cupboard. Further doors off to:

BEDROOM ONE (19'8" max into alcove x 11'6"), carpeted with two double glazed velux windows to ceiling and two double glazed windows to front and side aspects. Two double panelled central heating radiators, television and telephone points.



SHOWER ROOM fitted with a white three piece suite comprising low flush W.C., bowl-shaped wash hand basin over shelving unit and tiled shower cubicle housing thermostatically controlled shower attachment. Heated towel rail and shavers electricity point. Room with ceramic tiled flooring with under floor heating, double glazed velux window and recessed spots to ceiling.

## OUTSIDE

The front of Brunswick Place is located away from Station Street, accessed via North Leys.

To the front of the property is a short stairway leading down to the entrance door. At the top of the stairway is a private parking area for residents, the apartment coming with an allocated parking space for one vehicle.

To the rear of the property is a walled communal path around the outside of the building, extending to the sides.

**VIEWING: By appointment through Dove Property**