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**Taylor Court, Sturston Road, Ashbourne, Derbyshire DE6 1BZ**  
£795 per calendar month      Unfurnished      Deposit - £915

### **GENERAL DESCRIPTION**

A modern, first floor apartment with easy access to the town and local amenities. This well equipped apartment comprises 2 Double Bedrooms, spacious Lounge Diner, Breakfast Kitchen with appliances, Utility Cupboard, Ensuite Shower Room and Bathroom. The apartment is double glazed with gas central heating. Allocated parking space and single detached Garage in a block.

Located near the centre of Ashbourne the apartment has direct access to the A52 Derby or Stoke, with the A515/A50 link roads all convenient within a short distance.

Council Tax Band B

EPC Band B

## **ACCOMMODATION**

ENTRANCE via communal hardwood entrance door, up staircase and through apartment Entrance Door into:

ENTRANCE HALL carpeted with two 3-point ceiling spotlight fittings and smoke alarm / CO detector to ceiling, single panelled central heating radiator and telephone entry handset. Double internal doors concealing Utility Cupboard with work surface, space, power and plumbing for washer drier and ceiling light fitting. Doors off into:

KITCHEN DINER (12'6" x 8'1") with ceramic tiled flooring having recessed spotlights to ceiling, double glazed window to side aspect and double panelled central heating radiator. Fitted with a range of white shaker style base and eye level storage units with grey granite effect laminate work surface over. Inset stainless steel sink with drainer, vegetable bowl and mixer tap over, and 'Neff' integrated appliances including a single electric fan oven, 4-ring gas hob with overhead stainless steel chimney extractor hood, fridge, freezer and dishwasher. Breakfast bar area with pull out wood trolley and ceramic tiled splash backs. Concealed 'Worcester' combi boiler.



LOUNGE DINER (16'2" x 11'6"), carpeted with two 3-point ceiling light fittings and three double glazed windows to side and rear aspects. Two double panelled central heating radiators, multi-media and telephone points and mobile 'Nest' thermostat control panel.



BEDROOM 1 (12' x 10'10"), carpeted with pendant light fitting to ceiling, double panelled central heating radiator and two double glazed windows to rear and side aspects. Built-in 3-door wardrobe, television and telephone points. Door into:





ENSUITE SHOWER ROOM with ceramic tiled flooring and part ceramic tiled walls with recessed spotlights and extractor fan to ceiling and double glazed, obscured window to side. Appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and corner shower cubicle with glass door housing a chrome thermostatically controlled mains shower.

BEDROOM 2 (10'6" x 9'10"), carpeted with pendant light fitting to ceiling, double glazed window to side aspect, and double panelled central heating radiator



BATHROOM, having ceramic tiled flooring, appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and bath with mixer tap and hand shower attachment. Ceramic tiled splash half walls, double glazed, obscured window to side, heated towel rail, shavers point and recessed spotlights to ceiling with extractor fan.

#### GARAGE

Single garage with up and over door, and single parking space to the front of garage.

**VIEWING: By appointment through Dove Property**