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[www.doveproperty.co.uk](http://www.doveproperty.co.uk)



**The Flat at Brick Kiln Farm, Hulland Ward, Ashbourne, Derbyshire DE6 3EJ**  
£450 per calendar month      Un/Part Furnished      Deposit £550

### **GENERAL DESCRIPTION**

A well presented double bedroom apartment located in a beautiful rural location with views over farmland and open countryside.

Situated above the Landlord's Property, briefly comprising open plan Living Kitchen Diner, Double Bedroom and Bathroom, with access and use of the Landlord's Laundry Room.

Allocated area for secure, off road parking with automated gates to driveway.

Rent includes all bills for gas, electricity and water usage.

Ideally suited to a professional single. No pets.

Council Tax Band A

EPC Band C

## ACCOMMODATION

### **GROUND FLOOR:**

ENTRANCE via stone steps with balustrade through glazed hardwood stable door into:

OPEN PLAN LIVING KITCHEN DINER (14'9" x 13'10"), with oak effect laminate flooring, room having 2-point ceiling spotlight fitment and large double glazed velux offering views over local countryside. Room split into Kitchen and Living / Dining areas. Latter with single panelled central heating radiator, television point and Sky leads and smoke alarm to ceiling. Kitchen area fitted with a range of green wood base and eye level storage units with granite effect laminate work surface over. Inset stainless steel sink with drainer and mixer tap over, and built-in 'Phillips' electric oven. Inset 'Whirlpool' 4-ring electric hob and free-standing fridge and freezer units under counter. Microwave oven and door off to:



BEDROOM (L-Shaped 14'9" red 8' x 12'2" red 7'1"), carpeted with two double glazed velux windows with fantastic views to side aspect, single panelled central heating radiator, pendant light fitting to ceiling and door off to:

BATHROOM appointed with a avocado 3 piece suite comprising low flush W.C, pedestal wash hand basin and bath with shower hand attachment. Room having cushioned flooring with shavers point, single panelled central heating radiator and mirror fronted medicine cabinet. Light fitment and extractor fan to ceiling.





**OUTSIDE:**

TO THE FRONT OF THE PROPERTY is a driveway offering off road parking for 3-4 vehicles approached via secure, gated driveway.



Tenants at the flat are also allowed to utilise the Landlord's Laundry Room with washing machine and tumble drier units.

Rent for the property includes usage of all gas, electricity and water.

**VIEWING:** By appointment through Dove Property