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**Flat 2, 24 Church Street, Ashbourne, Derbyshire DE6 1AE**  
£430 per calendar month      Unfurnished      Deposit £550

### **GENERAL DESCRIPTION**

A spacious first floor flat located in Ashbourne Town Centre, ideal for all local amenities. Occupying the first floor of an imposing, three storey, Victorian town house, Flat 2 briefly comprises communal Reception Hall, Entrance Hall, spacious Lounge, Kitchen Diner with appliances, two Double Bedrooms, Ensuite W.C and Bathroom.

With original character features including sash windows and views to the rear over a most attractive communal Garden, the property benefits from allocated Parking.

Early viewing on this property is highly recommended.

Viewings through Dove Property.

EPC Band D

Council Tax Band B

## ACCOMMODATION

### **GROUND FLOOR:**

**ENTRANCE** via hardwood external door into communal Reception Hall with stairs up to First Floor from which a further door opens to:

**ENTRANCE HALL** carpeted with two pendant light fittings and smoke alarm to ceiling, dark wood four-door cupboard concealing electric consumer unit, high single glazed window and doors off to:

**LOUNGE** (19'2" max x 15'4"), carpeted with pendant light fitting to ceiling and double glazed sash window to front aspect. Main feature of the room being a fireplace with wood surround and mantle housing a gas fire with tiled hearth. Television and telephone points and electric storage heater. Servery hatch from Kitchen Diner and door off to:



**KITCHEN DINER** (13' max x 12'5" into cupboards) having cushioned flooring with pendant light fitting and extractor fan to ceiling. Room fitted with a range of wood base and eye level storage units. Free-standing double electric oven with four-ring hob, tall fridge freezer and washing machine, Double stainless steel sink with drainer and tiled splash backs. Room having double glazed sash window to front aspect, and carbon monoxide detector. Electric storage heater.

**BEDROOM 1** (15'9" max x 12'5"), carpeted with triple glazed sash window to rear aspect with wood bench under affording views over the very attractive communal gardens, pendant light fitting and loft access hatch to ceiling. Electric storage heater, wash hand basin with tiled splash back and telephone point.



**BEDROOM 2** (14'11" x 11'11" plus door recess), carpeted with triple glazed sash window to rear aspect, pendant light fitting to ceiling, and cast iron feature fireplace with marble surround and wood mantle. Door concealing airing cupboard / hot water tank and further door off to:

ENSUITE W.C., having cushioned flooring, ceiling light fitment and triple glazed window to rear. White low flush W.C. and wash hand basin, Electric storage heater.

BATHROOM, fitted with a white three piece suite comprising low flush W.C., pedestal wash hand basin, and bath with a 'Triton T80' electric shower over. Room being part tiled with cushioned flooring and light fitting to ceiling. Heated towel rail, extractor fan and electric convection heater..

#### OUTSIDE

TO THE REAR OF THE PROPERTY is a large, landscaped, communal garden with access to a parking area where the flat enjoys allocated parking for one vehicle.



**VIEWING: By appointment through Dove Property**