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**Shaw Croft, Ashbourne, Derbyshire DE6 1GD**  
**£465 per calendar month      Unfurnished      Deposit £535**

### **GENERAL DESCRIPTION**

A versatile and conveniently located second floor, one bedroom apartment briefly comprising Entrance Hall, Lounge, fitted Kitchen, one Double Bedroom, Bathroom and private Balcony. Accessed via communal stairs and hallway, just two minutes walk from Ashbourne Town Centre.

With Gas Central Heating via combination boiler, communal gardens to front and rear and allocated parking for two vehicles.

Early viewing recommended.

EPC Band D

Council Tax Band A

## ACCOMMODATION

### **GROUND FLOOR:**

ENTRANCE via communal hallway and stairs through hardwood entrance door with glazed panel into:

ENTRANCE HALL with pendant light fitting, loft access hatch and smoke alarm to ceiling, carpeted having single panelled central heating radiator and doors off to:

CLOAKROOM / STORAGE CUPBOARD (5'7" x 3'7"), carpeted with ceiling light fitment.

LOUNGE (17'9" max x 11'3" max), carpeted with pendant light fitting and smoke alarm to ceiling. Television, Sky and telephone points, room having single glazed window to front aspect, single panelled central heating radiator, and low wood shelving unit. Main feature of the room being an adam style fireplace with dark wood mantel and surround with polished limestone hearth, housing a recently fitted 'living flame' effect electric fire. Siemens thermostat control and glazed door onto a South facing private balcony. Sliding glazed door into:

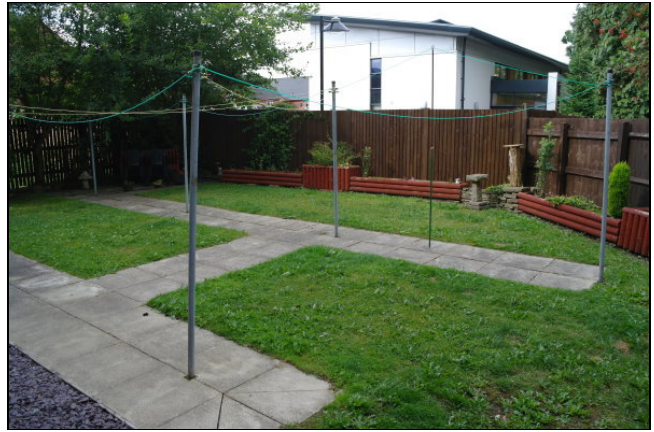


KITCHEN (9'11" max x 6'10" into cupboards) fitted with a range of light oak effect base and eye level storage units with laminate work surface over. Freestanding 'Indesit' electric oven with 4 ring electric hob and extractor hood above. Inset stainless steel sink with drainer and mixer tap over. Room having tiled splash backs, single glazed window to front, wall mounted 'Logic+' combi boiler, single panelled central heating radiator and tall, two door wood storage cupboard. Carpet to floor, carbon monoxide alarm and pendant light fitting to ceiling.



BEDROOM 1 (13'2" x 9'1"), carpeted with pendant light fitting to ceiling, single panelled central heating radiator, and single glazed window to front aspect.

BATHROOM appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and bath with 'Mira Supreme' shower over. Single panelled central heating radiator, single glazed opaque window to rear, 'Dimplex' electric heater and cushioned flooring.



**OUTSIDE:**

TO THE OUTSIDE OF THE PROPERTY is a communal garden, predominantly laid to lawn and parking spaces, two of which are allocated to the apartment.

**VIEWING: By appointment through Dove Property**