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www.doveproperty.co.uk



The Bay Rooms, Station Street Ashbourne DE6 1DF
£465 per calendar month Unfurnished Deposit £600

GENERAL DESCRIPTION

Modernised throughout whilst retaining original character features, this well presented one double bedroom, ground floor apartment lies close to Ashbourne Town Centre with views over the town. Briefly comprising Communal Entrance Hall, Entrance Lobby, Lounge with bay window to rear, fully fitted Kitchen with appliances, double Bedroom, and Bathroom.

With communal entrance garden and one level of a terraced rear garden allocated to the Bay Rooms, this property benefits from gas central heating and double glazed windows.

Early viewing recommended.

EPC Band C

Council Tax Band B

ACCOMODATION

GROUND FLOOR:

ENTRANCE via double glazed, hardwood entrance door through communal hallway and apartment entrance door into:

ENTRANCE LOBBY with recessed spotlight to ceiling, solid oak flooring, doors off to Bedroom and Bathroom and open archway through to:

FIRST FLOOR:

LANDING at top of carpeted stairs with open balustrade, having two pendant light fittings and smoke alarm to ceiling and attractive stained glass sash window to rear aspect. Thermostat control panel, two door corner storage cupboard, double panelled central heating radiator, stairs to second floor and doors off to:

LOUNGE (14' x 12'1" plus recess), with solid oak flooring continued, recessed spotlights to ceiling and double glazed bay window to rear aspect with views over Ashbourne. Main feature of the room being an open black cast iron feature fireplace with tiled hearth. Television point, Sky leads and two double panelled central heating radiators. Open wall into:



KITCHEN (L-Shaped 9'11" max into cupboards x 9' max) fitted with a range of white, shaker style base and eye level storage units with granite effect laminate work surface over. Integrated 'Indesit' electric oven, with inset 'Hotpoint' four ring ceramic hob and 'Neff' chimney extractor hood above. Inset stainless steel sink with mixer tap over with tiled splash backs throughout. Built-in 'Hotpoint' tall fridge, washer drier and dishwasher units. Room having recessed spotlights fittings to ceiling, double panelled central heating radiator, double glazed window to rear aspect, thermostat control panel and solid oak flooring. Internal door into:



AIRING CUPBOARD with minton tiled flooring having 'Heatrae Sadia combination boiler, and central heating control panel

BEDROOM 1 (11'4" x 11'2" into bay), carpeted with recessed spotlights to ceiling, double glazed bay window to front aspect, and single panelled central heating radiator. High decorative internal windows to bathroom and television lead.



BATHROOM appointed with a white three-piece suite comprising white low flush W.C., wash hand basin and bath with chrome mixer tap and shower attachment and shower screen over. With recessed spotlights and extractor fan to ceiling, room being 1/2 tiled with chrome heated towel rail, and ceramic tiled flooring

OUTSIDE:

TO THE FRONT OF THE PROPERTY is a small communal entrance garden with steps leading up to the main entrance door.



TO REAR OF THE PROPERTY is a terraced, low maintenance garden, one level of which belongs to the Bay Rooms and for tenant's use. To the end of the garden is a locked gate which provides tenants access to Sainsburys car park.

VIEWING: By appointment through Dove Property