



GRANT'S
OF DERBYSHIRE

29 Chatsworth Court, Ashbourne DE6 1PF
Offers Around £94,950

We are delighted to offer For Sale, this one bedroom, first floor apartment located in this sought after retirement home of Chatsworth Court. Situated just off the centre of Ashbourne this is an ideal opportunity to enjoy independent living with a range of optional in-house facilities for the residents. The apartment is leasehold and is generally suitable to occupants of 60 + years of age. The self-contained accommodation comprises of; entrance hall, walk-in cupboard, living room, kitchen, double bedroom and bathroom. From the living room, the french doors open to a balcony where west-facing views over the garden can be enjoyed. Outside there are delightful landscaped gardens with seating area and an allocated parking space for one vehicle. This home is available with immediate effect.



Chatsworth Court

Chatsworth Court is situated off Park Road just off the centre of this thriving town of Ashbourne. The development consists of 43 flats with communal facilities completed in 2003. Facilities include a house manager and 24 hour emergency Careline system, lift, residents' lounge, communal laundry, camera door entry system, guest suite and communal garden and seating area.

The Location

Ashbourne is about 13 miles northwest of Derby and about 18 miles west of Stoke-on-Trent. Uttoxeter is about nine miles and Wirksworth eight miles. This flat is located on the first floor. There is a lift and staircase access. The front door opens into the

Entrance Hall

Neutrally decorated and having a large walk-in cupboard (1.6 x 0.96m) which is ideal for the storage of hats/coats/shoes etc. The door on the left leads into the

Bathroom 6'9" x 5'6" (2.07 x 1.69)

Fully tiled and fitted with a three piece suite comprising; panelled bath with thermostatic shower fitting over, pedestal sink and low flush WC.

Living Room 17'7" x 8'7" (5.36 x 2.64)

A good sized reception room with ample space for a dining table and chairs if required. There is a coal-effect electric fire

set within a wooden surround providing a pleasing focal point. French doors open to reveal the balcony where west-facing views can be enjoyed over the communal garden. A door leads through to the

Kitchen 8'11" x 5'8" (2.74 x 1.74)

Fitted with a matching range of wall, base and drawer units. There is an electric hob, oven and extractor over. There is an inset stainless steel sink with under counter space for a fridge/freezer. The double glazed window overlooks the communal garden.

Bedroom 12'5" x 8'7" (3.8 x 2.64)

A double bedroom with a built-in, mirror-fronted wardrobe. There is a double glazed window over looking the rear communal garden.

Outside

The apartment has the benefit of the use of the very pleasant well stocked and well maintained communal gardens and there is ample residents and visitors parking within the complex.

Communal Facilities

In addition to the above the complex provides a very light and spacious well furnished residence lounge off which is a small kitchen area providing tea and coffee making facilities etc. The complex also provides a guest suite for the accommodation of resident's visitors and there is also a comprehensively equipped laundry room.

Directional Notes

From the centre of Ashbourne continue along St John Street. At the 'T' junction, turn right onto Park Road. You will pass Shaw Croft car park on your right and Ashbourne Fire Station on your left. Chatsworth Court can be found on the right hand side opposite the Fire Station identified by our For Sale Board. Parking is available at the front of the building and the building is accessed via the main secure entrance door.

Tenure, Ground Rent & Service Charge

The property is understood to be held on the remainder of a 125 year lease from 1st December 2002. A ground rent in the sum of £190 is payable twice yearly and there is in addition a service management charge of £3200 (correct as of Nov 2023) which is also payable twice per year to cover wardens fees, buildings insurance, gardening, outside maintenance, common parts lighting and maintenance etc.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1498 per annum before any eligible discounts.





Ground Floor



This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

