



For Sale

3 Henmore Place, Ashbourne, Derbyshire DE6 1DZ

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	1
	500 sq ft

A surprisingly spacious two bedroom ground floor retirement maisonette with a fantastic location close to the town centre of the historic town of Ashbourne. Over 50's and is offered with a 75% share.

Guide Price £90,000

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BENNET SAMWAYS are delighted to offer for sale this surprisingly spacious two bedroom ground floor retirement maisonette with a fantastic location close to the town centre of the historic town of Ashbourne. Over 50's and is offered with a 75% share. The gross internal area is 500sq.ft. Gas centrally heated and double glazed.

Interior - Stepping into the property into the hall with a fitted kitchen that has a range of wall and base mounted units and worktops. There is space for a cooker, and space for a fridge/freezer. The living room has a fire surround and large window. The master bedroom has fitted wardrobes and there is a further bedroom two. The shower room has been refitted tastefully with a modern suite.

Exterior - The gardens are communal and there is communal parking for visitors.

Locality - Ashbourne is a historic market town known as "The Gateway to the Peak District" due to its convenient location to the magnificent Peak District National Park. It is within easy access of the A50 (9 miles) which connects to the M1 & M6 motorway links. Famous for its annual Royal Shrovetide Football (dates back to 1667) which is played on Shrove Tuesday and Ash Wednesday. There is a great array of amenities and facilities within a thriving town centre, which offers a plethora of individual, mainly independent shops and cafes. Ashbourne has a popular golf course on the outskirts of the town, and has the highly sought after secondary school of Queen Elizabeth's Grammar School (QEGs) which serves Ashbourne and the surrounding Derbyshire Dales villages. There is a bus station which helps connect Ashbourne to Derby and Uttoxeter with a number of regular services, and nearby train stations at Uttoxeter and Derby & Matlock.

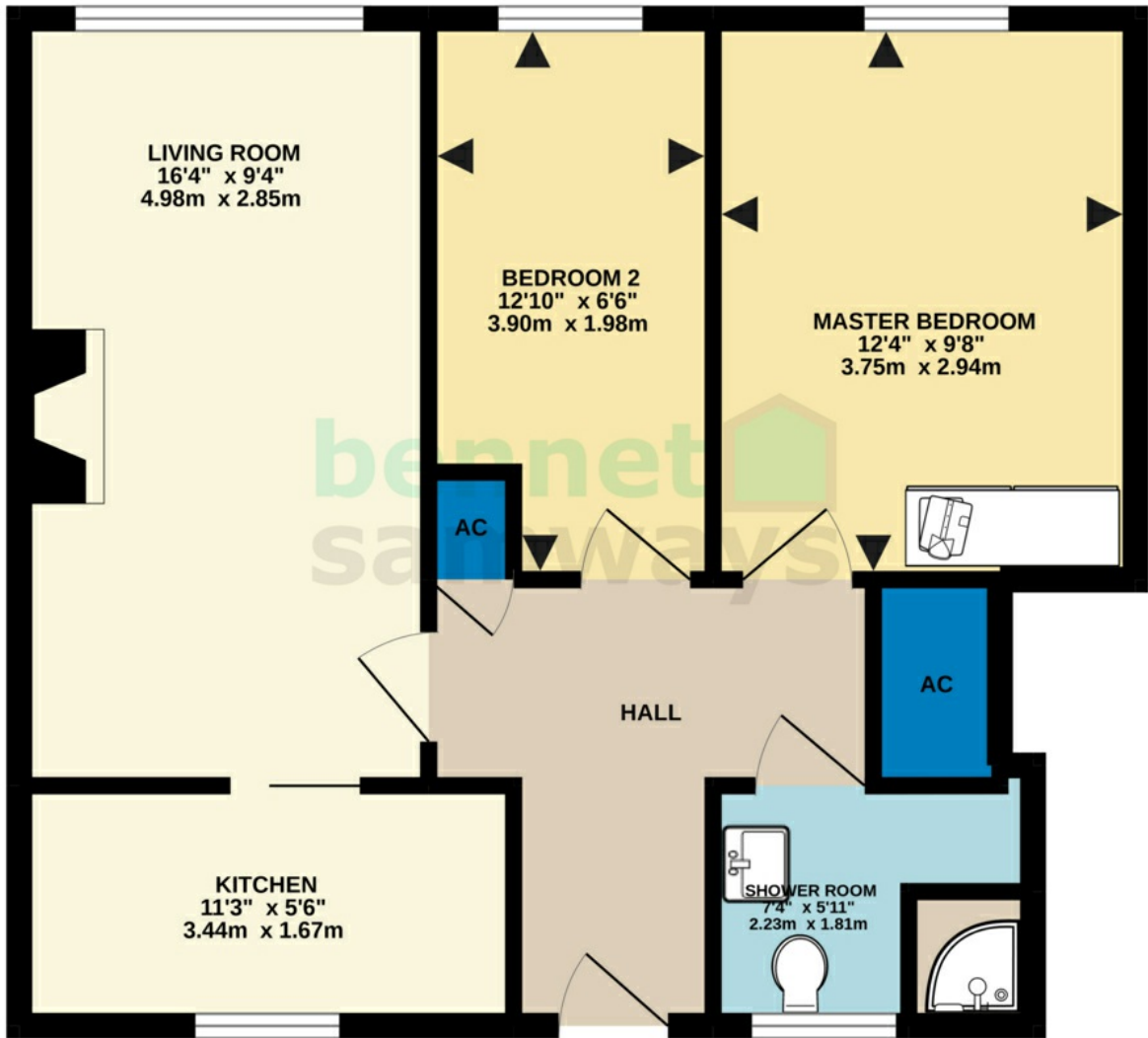
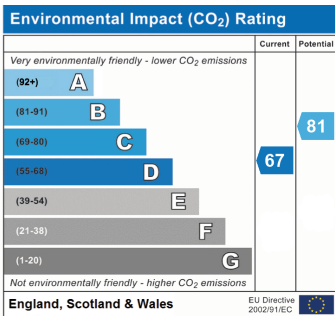
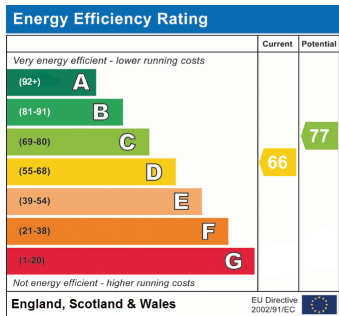
Agents notes - Council Tax: Derbyshire Dales District Council - Band A

Services: Mains electricity, mains water, mains gas, mains drainage & no current broadband for internet currently set up.

Tenure: Leasehold. 99 years from the 7th June 2016 and the service charge is £152.88 per month which includes maintenance charge, building insurance and service charge. It is a 75% share with Derwent Living having 25% share. A requirement is also to be over 50's.

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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