







**ABODE**  
SALES & LETTINGS

\*\*\*\* TWO DOUBLE BEDROOMS  
\*\*\*\* SECOND FLOOR  
APARTMENT \*\*\*\* Located in the heart of the historic market town of Ashbourne offering great communal and social living space and gardens. This apartment is located on the second floor and can be accessed via the lift or the stair cases. Private entrance hall with two storage cupboards, lounge diner and a fitted kitchen, two double bedrooms and a shower room with double shower. Chatsworth court offers parking and well maintained gardens.



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## COMMUNAL AREAS

Secure door into the porch and secure door into the reception. This floor offers a guest suite available for residents to book, a communal sitting room with tv and tea/coffee facilities and a laundry room.

Stair cases and lift to all floors.

## PRIVATE HALL

Entrance door into the hall with two storage cupboards, electric heater and doors to -

## LOUNGE DINER

Upvc double glazed window, feature fireplace with electric fire, heater and double doors into the kitchen.

## KITCHEN

Fitted units and drawers with work surfaces and a sink and drainer unit. Fitted electric oven and hob, plumbing and sauce for a dishwasher, space for a fridge and upvc double glazed window.

## BEDROOM 1

Built in wardrobes, heater, upvc double glazed window.

## BEDROOM 2

Upvc double glazed window and a heater.

## SHOWER ROOM

Walk in double shower, low flush wc, wash hand basin and heater.

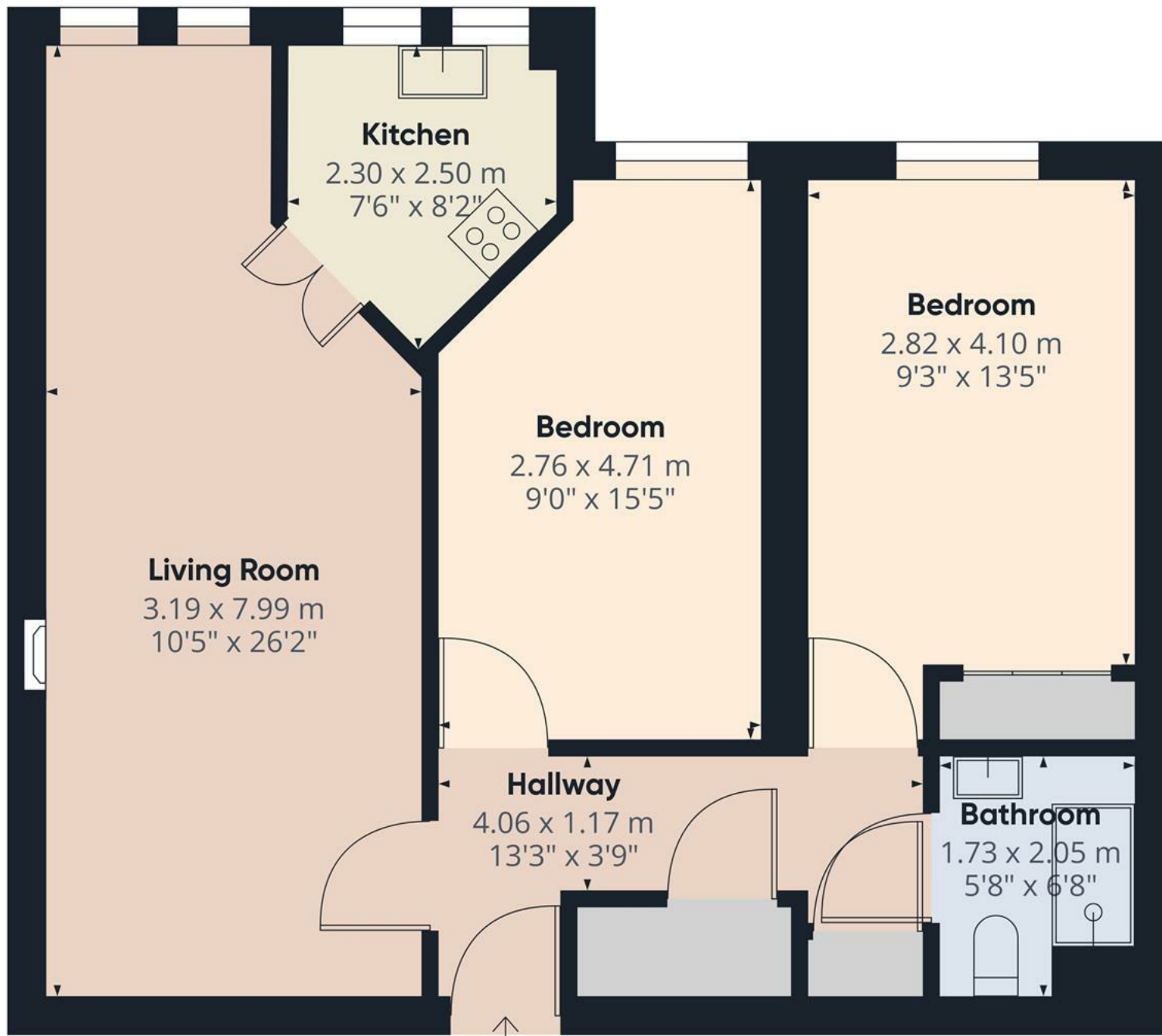
## OUTSIDE

Communal parking and well maintained gardens.









Approximate total area<sup>(1)</sup>

64.69 m<sup>2</sup>

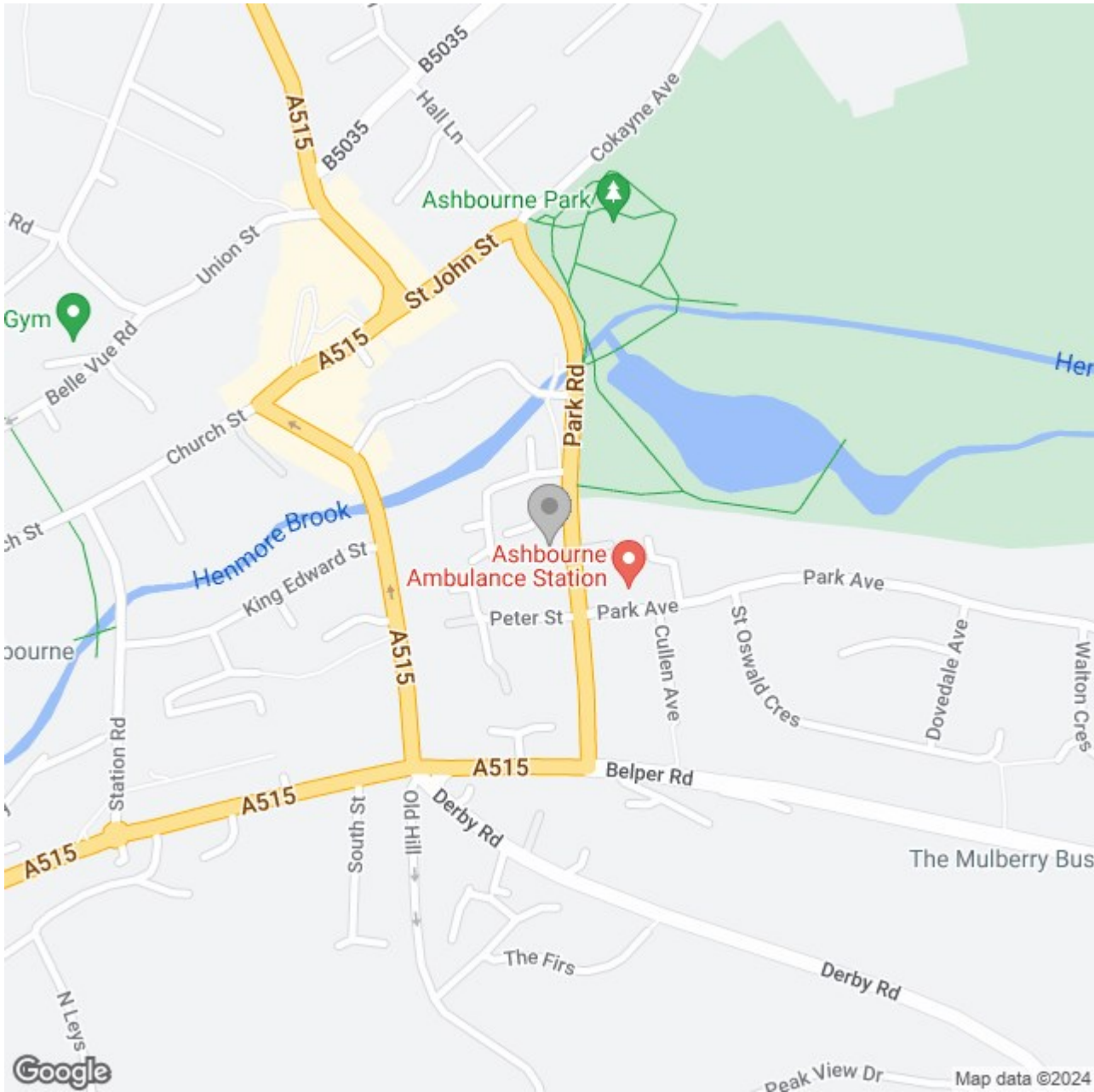
696.29 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	