

34 Chatsworth Court Park View, Ashbourne, DE6 1PF

£700 PCM





\*\*\*\* SECOND FLOOR APARTMENT OVERLOOKING THE GARDEN \*\*\*\* NEWLY DECORATED THROUGHOUT AND NEW CARPETS \*\*\*\* SERVICE CHARGE INCLUDED IN THE RENT \*\*\*\*

ABODE Lettings are pleased to offer this second floor retirement apartment that is perfect for independent living but with assistance if required and 24 hour emergency help. The modern communal areas are perfect for socialising and the location is perfect for getting in to Ashbourne. The apartment offers a hall with large walk-in storage cupboard, lounge diner, fitted kitchen, double bedroom with built in wardrobes and a newly refitted shower room. Communal parking and well maintained gardens.

Call ABODE Lettings to book your viewing!

#### COMMUNAL ENTRANCE

Secure entrance lobby and hall with managers office, communal sitting area and laundry room on the ground floor. There is a lift to all floors and two staircases.

#### PRIVATE HALL

Entrance door into the hall with a large walk-in storage cupboard (4'2 x 10'3) with a cloaks cupboard and plenty of storage space.

#### LOUNGE DINER

Three upvc double glazed windows , electric heater and double doors into the kitchen.

16'4 x 10'2 (4.98m x 3.10m)

#### KITCHEN

Fitted units with work surfaces and a sink and drainer unit. Fitted electric oven and hob, fridge and freezer included in the sale and a upvc double glazed window.

10'8 x 5'7 (3.25m x 1.70m)

#### BEDROOM

Built in wardrobe with sliding mirror doors, electric heater and upvc double glazed window.

13'4 x 9'1 (4.06m x 2.77m)

#### SHOWER ROOM

Newly re-fitted suite comprising a large shower cubicle, low flush wc, vanity sink unit with a wash hand basin and a storage cupboard.

#### OUTSIDE

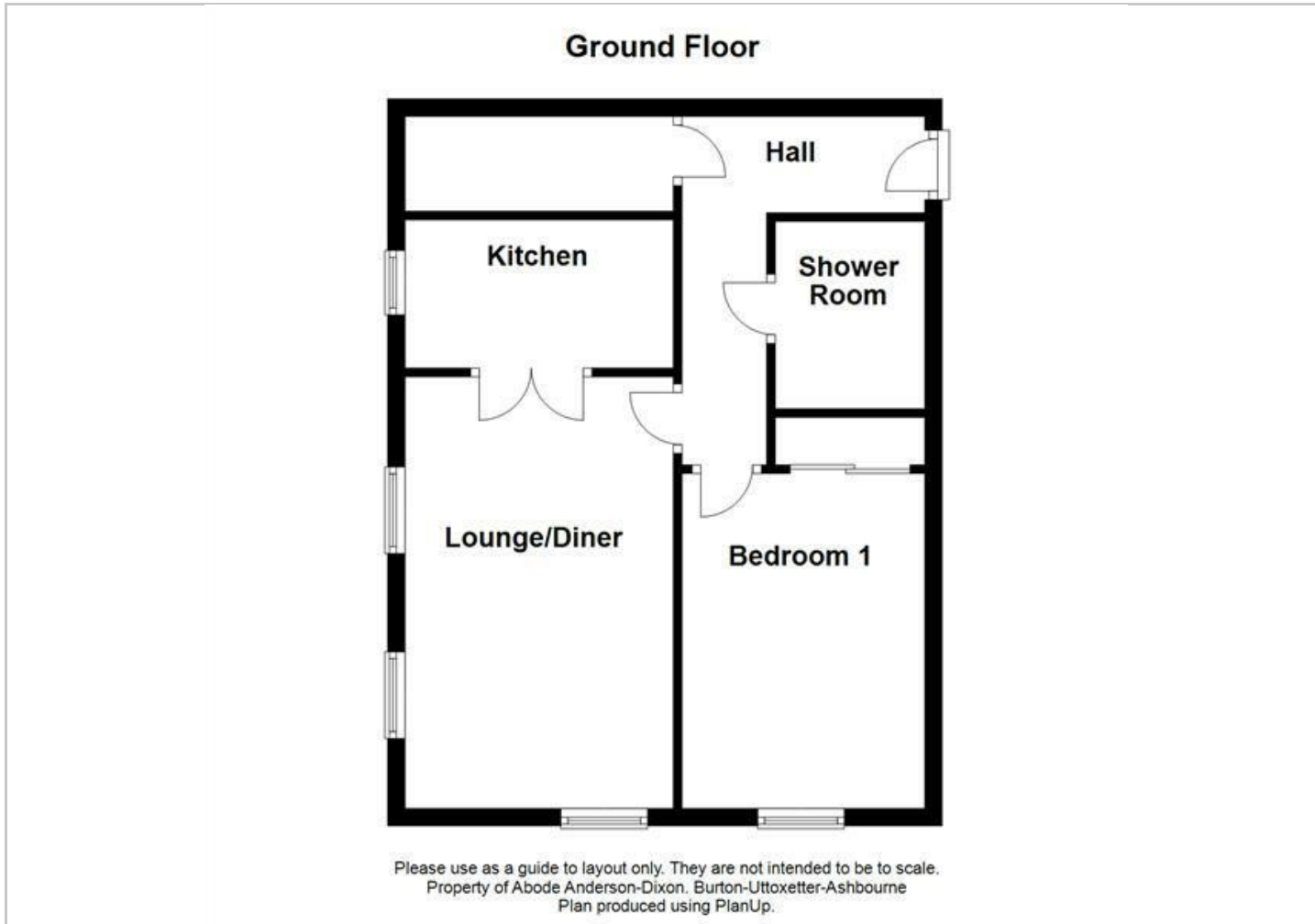
There are parking spaces for residents and visitors and a communal garden with lawn and seating areas.



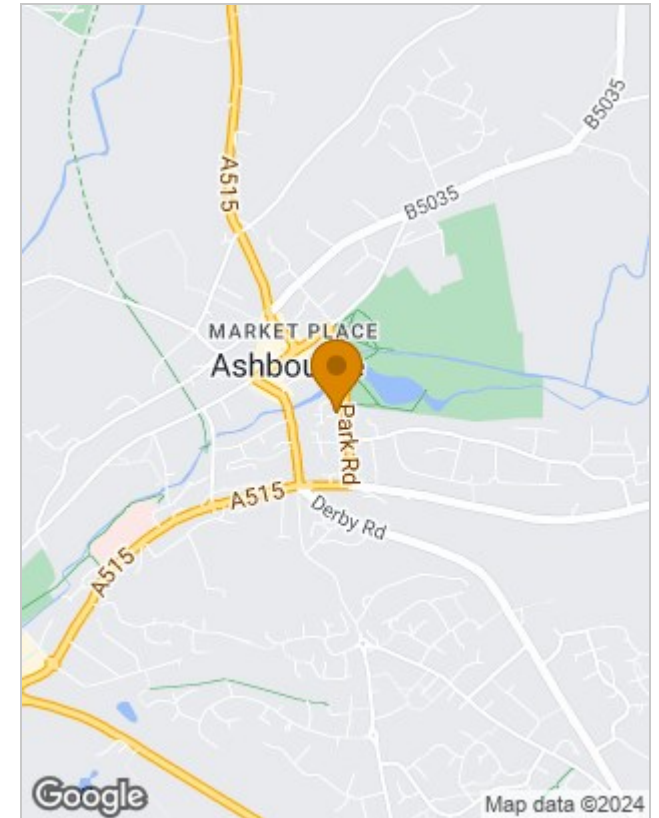




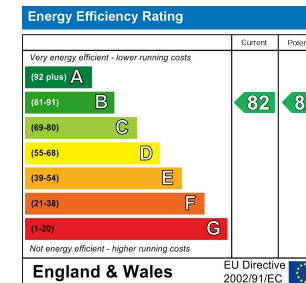
## Floor Plans



## Location Map



## Energy Performance Graph



Please contact our Burton Lettings Office on 01283 845888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.