

**TAYLOR COURT ,
STURSTON ROAD,
ASHBOURNE, DE6 1BZ**



Rental £825 pcm / Bond £950

**2 bedroom Flat / Apartment available
01 September 2024**



Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

- * Unfurnished
- * Double Glazed
- * Oven and hob

- * Electric Heating
- * Fridge Freezer
- * Extractor canopy

- * En-Suite
- * Dishwasher
- * Garage

Situation

DESCRIPTION A high quality self contained two bedroom apartment most conveniently located close to Ashbourne town centre with the particular benefit of a garage and additional car standing space. Ideal for occupation by the discerning professional couple or single person the property benefits from gas fired central heating and sealed unit double glazing and should be viewed by all interested parties without delay.

ACCOMMODATION Communal Entrance Hall & Staircase to Second Floor Level Reception Hall Sitting Room 15'7" x 11'10" (4.75m x 3.61m) Fitted Dining Kitchen 12'7" x 8'2" (3.83m x 2.49m) with integrated appliances including fridge freezer and dishwasher Master Bedroom Suite comprising Bedroom 11'10" x 9'7" (3.61m x 2.92m) having in built wardrobe En Suite Shower Room with three piece suite in white Bedroom Two 11'6" x 10'2" (3.50m x 3.09m) Principal Bathroom with three piece suite in white In Built Boiler/Utility Cupboard OUTSIDE Brick and tile garage, car standing space NO PETS. NO SMOKERS Rent: £825 per calendar month Bond: £950 SERVICES It is understood that all mains services are connected to the property. COUNCIL TAX Derbyshire Dales District Council Band C. TENANCY Twelve month Assured Shorthold Tenancy with opportunity for a longer period subject to a satisfactory occupancy. The Tenant is responsible for Council Tax, water rates and all utility costs. EPC Rating Band C VIEWING: Via the Ashbourne Office on 01335 346246

In Built Boiler/Utility Cupboard

Master Bedroom Suite

3.61m (11'11") x 2.92m (9'7")
Having in built wardrobe

Principal Bathroom

having three piece suite in white

Reception Hall

Sitting Room

4.75m (15'8") x 3.61m (11'11")

All measurements are approximate.

Further Information

The deposit required is £950

The landlord has requested to include The loft area at the property is not to be used by the Tenants, The Tenants are not allowed to fix anything to the doors within the property, The tenant hereby agrees to return a signed copy of the inventory with any amendments noted within 14 days of the commencement of the tenancy. If the inventory with any amendments is not received within this time it will be deemed that the tenant is fully satisfied and in agreement with the condition of the property as noted in the inventory.

The landlord is willing to rent this home to Employed

The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

Accommodation

Bedroom Two

3.50m (11'6") x 3.09m (10'2")

Communal Entrance hall & stairs to second floor level

En Suite Shower Room

having three piece suite in white

Fitted Dining Kitchen

3.83m (12'7") x 2.49m (8'2")

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