



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



## Rental £825 pcm / Bond £950

# 2 bedroom Flat / Apartment available 01 September 2024

www.fidler-taylor.co.uk







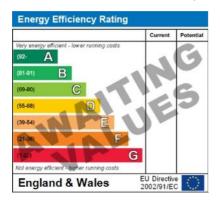


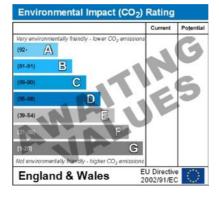




### **Energy Performance Certificates**

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.





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

#### **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 The Tenant occupancy. is responsible for Council Tax, water rates and all utility costs. EPC Rating С VIEWING: Via Ashbourne Office on 01335 346246

#### **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

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

#### 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.

- \* En-Suite
- \* Dishwasher
- \* Garage

#### **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