

CHATSWORTH COURT , PARK VIEW, ASHBOURNE , DERBYSHIRE, DE6 1PF



Rental £700 pcm / Bond £419

1 bedroom Apartment available Now



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 | | |
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www.fidler-taylor.co.uk

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

Situation

Occupying a convenient position situated close to the heart of Ashbourne town centre within a complex of similar apartments specifically designed and constructed for occupation by persons over 60 years of age. This self-contained second floor flat offers one-bedroomed accommodation with pleasant views towards St Oswalds Church and is ideal for occupation by the couple or single person. The electrically heated, sealed unit double glazed property briefly comprises entrance hall, sitting room, fitted kitchen, double bedroom with fitted wardrobes and bathroom. There are beautifully maintained and well stocked communal gardens along with car parking for residents and visitors. SERVICES It is understood that mains water and electricity are connected. COUNCIL TAX. Derbyshire Dales District Council Band B TENANCY Six month Assured Shorthold Tenancy with opportunity for a longer period subject to a satisfactory occupancy. The Tenant is responsible for Council Tax and electricity charges. The tenant will be responsible for a proportionate share of the maintenance of the shared sewage treatment system. EPC Rating band B VIEWING: Via the Ashbourne Office NO PETS NO SMOKERS

Accommodation

Communal Entrance (Ground Floor)

The Chatsworth Court complex is accessed via a security entrance door which leads to a passenger lift or staircase to second floor level. A personal front entrance door leads to

Bedroom (Second Floor)

with inbuilt wardrobe

Entrance Hall (Second Floor)

Fully Tiled Shower Room (Second Floor)

Kitchen (Second Floor)

2.74m (9'0") x 1.08m (3'7")
with integrated oven and hob

Sitting Room (Second Floor)

5.33m (17'6") x 4.38m (14'5")

All measurements are approximate.

Further Information

The deposit required is £419

The landlord has requested to include 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 rent is to include the service charge.

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

Directions

53.01585947370205

-1.7303120461945096

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