



£135,000

1 Bedroom Flat for sale

3 Gardner Court, Doveridge, Ashbourne





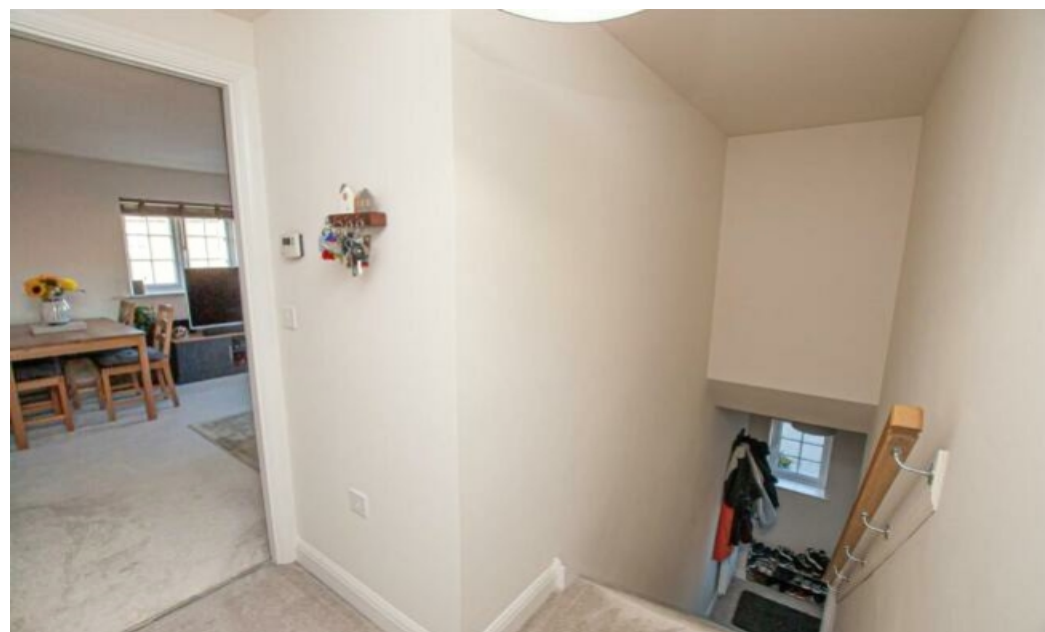
## Overview

A fantastic opportunity to step onto the housing ladder, downsize or add to your BTL portfolio.



## Key Features

- Council Tax Band 'A'
- Desirable Village Location
- Fantastic Start-up Home, Lock up & leave or BTL
- Good Yield Potential - 7%+
- No Service Charges or Ground Rent
- Allocated Parking & Visitor Parking
- No Onward Chain







Nestled in a highly sought-after location, this beautifully presented ground floor one-bedroom apartment exudes modernity and convenience. The property boasts a fully furnished interior with contemporary fixtures and fittings, creating a stylish and comfortable living space. Stepping inside, residents are greeted by a bright and airy atmosphere, enhanced by the abundance of natural light that floods the apartment. The open-plan layout seamlessly connects the living, dining, and kitchen areas, ideal for modern living. This apartment comes complete with white goods included, perfect for those seeking a hassle-free move. Additionally, the bedroom offers a peaceful retreat, promising restful nights. A private road leads to the property, ensuring privacy and tranquillity, while an allocated parking space adds convenience to every-day life.

We are advised that the Tenure of this property is freehold on a 'Criss-Cross Lease'. There are no service charges or ground rent owed for the tenure of this first floor apartment. Buyers are advised to seek professional clarification from a legal advisor.

There is however a charge for upkeep and maintenance of common and open green space of £136 every 6 months

### **Lounge**

14' 9" x 11' 7" (4.50m x 3.55m)

A light bright & space accentuated by the dual aspect nature. A comfortable space that will accommodate furniture and a dining table.

### **Kitchen**

11' 7" x 6' 10" (3.55m x 2.10m)

Fully loaded with integrated washing machine, dishwasher, oven and inset gas hob & fridge freezer

### **Bedroom**

18' 8" x 10' 2" (5.70m x 3.10m)

Large dual aspect double room with integrated storage cupboard and ample space to accommodate a wide range of bedroom furniture

### **Bathroom**

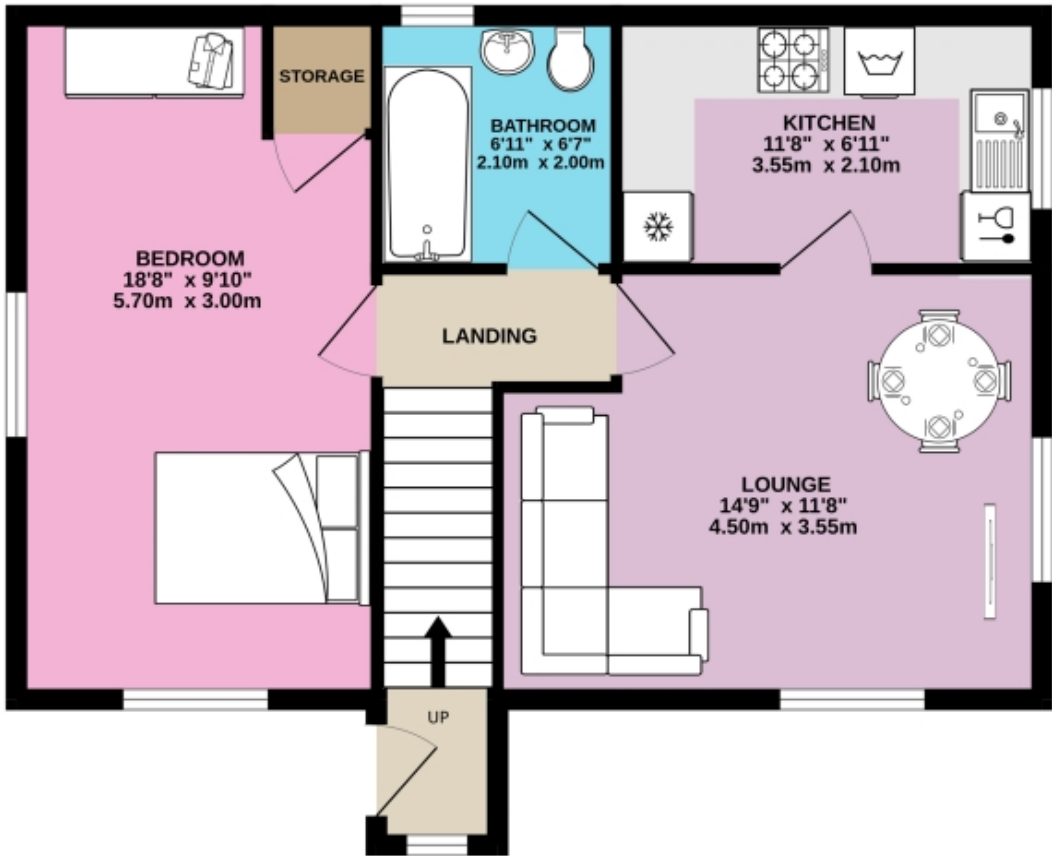
6' 10" x 6' 6" (2.10m x 2.00m)

With vinyl floor covering, shower over bath, wash basin, toilet and heated towel rail



# Floorplans

GROUND FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 537 sq.ft. (49.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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