

Madge House, Park Road

Ashbourne, DE6 1FN

John German



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Located in the heart of the town centre, 4 Madge House is a spacious and characterful three-bedroom duplex apartment, offering many original features including high ceilings, and generous storage throughout. This well-proportioned property provides a practical layout over two floors and both comfort and convenience in a setting that allows easy access to local shops, restaurants and amenities, all within a short walking distance. Its central location, generous storage and flexible layout.

Upon entering the reception hallway, there is a staircase to the first floor with useful understairs storage cupboards. There is an additional built-in storage cupboard and doors which lead off to the kitchen and sitting room. The kitchen is well-appointed, featuring granite preparation surfaces with an inset stainless steel sink, a chrome mixer tap and a matching upstand surround. Integrated appliances include a fridge freezer, an electric oven and grill, a four-ring electric hob and an extractor fan. Wall-mounted cupboards provide further storage, with a wooden sash window to the front. The sitting room is bright and well-proportioned, benefitting from dual-aspect sash windows to the front and side. A door leads to the guest cloakroom/utility room, which includes a low-level WC, a wash hand basin and space for appliances, with plumbing for a washing machine. The principal bedroom is a generous double, enjoying dual-aspect views through a wooden sash window to the front and a second window to the rear. This room benefits from an ensuite bathroom, fitted with a white suite comprising a pedestal wash hand basin, a low-level WC, and a bath with a chrome mixer tap and shower head. An electric extractor fan is also installed.

The first-floor landing provides access to the remaining bedrooms and shower room, with additional storage cupboards built into the eaves. The second bedroom is a spacious double, featuring a large wardrobe with sliding doors, which leads to further useful eaves storage cupboards. There are further storage cupboards, one of which houses the Glow Worm combi boiler. The third bedroom is a well-proportioned single, complete with generous eaves storage space, including a hanging rail for additional convenience.

The shower room is well-presented and fully tiled, comprising a white suite with a wash hand basin, a low-level WC and a double shower unit with a chrome mains shower. There is also a chrome ladder-style heated towel rail and a heritage roof window.

Externally, the property benefits from two allocated parking spaces within a secure, gated residents' parking area to the side of the building, adding further convenience to this well-located home.

This property is Unfurnished







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Approximate total area⁹

978.02 ft²
90.86 m²

Reduced headroom

75.86 ft²
7.05 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

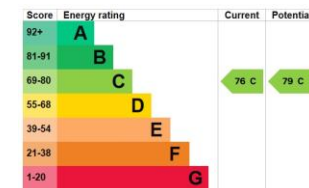
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Agents' Notes

As part of our application process, fees will become due for referencing, tenancy administration and inventory, these will be charged at the start of the Tenancy in addition to rent and deposit due. Fees may apply, for full details visit: <http://www.johngerman.co.uk/pages/tenant-fees>. These particulars do not constitute an offer or part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our lettings details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. None of the services or appliances to the property have been tested.

Referral fees

Referral fees: We routinely refer our landlords and tenants to Let Alliance for insurance advice. It is your decision whether you choose to deal with Let Alliance. In making that decision, you should know that we receive 20% commission for insurance products sold which is worth approximately £45 per policy. Where we arrange for an EICR, Legionella Risk Assessment or EPC on behalf of a client, we charge a fee which covers arranging the inspection, collection of keys (if necessary) and the survey. Of the total cost John German retains on average £30 to cover the administration of this process. If you require any financial advice we may refer you or the tenant to APR Money Limited for advice on mortgage products available. It is the decision of the landlord or tenant whether they choose to deal with APR Money Limited. In making that decision, you should know that we receive approximately £60 per referral from APR Money Limited. V6270220



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