Asking Price £275,000 Leasehold

2 Bedroom, Apartment - Retirement

24, Eliot Lodge King Edward Street, Ashbourne, Derbyshire, DE6 1TY

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Eliot Lodge

Eliot Lodge in Ashbourne is a Churchill Development with 38 one and two bedroom apartments. The Lodge is named in memory of George Eliot, the pen name for Mary Ann Evans an English Novelist. Eliot Lodge is ideally located within easy reach of local amenities and the nearby Ashbourne town centre.

Ashbourne is a thriving market town nestled in the heart of the Derbyshire Dales, the closest town to the popular area of Dovedale and located on the southern edge of the Peak District.

Ashbourne's cobbled streets and alleys are filled with a variety of antique furniture shops, art galleries, a library and a modern leisure centre. A traditional outdoor market is held every Thursday and Saturday. Directly behind Eliot Lodge you will find a Sainsbury's close together with a doctors' surgery, opticians, dentists, a pharmacy and St Oswald's Hospital.

Eliot Lodge's manager is on hand during the day to support the residents and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Eliot Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Eliot Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Eliot Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.

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Property Overview

TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT

Churchill Sales & Lettings are delighted to be marketing this two bedroom first floor apartment with lovely views over the communal gardens. The property provides spacious accommodation throughout and is ready for the new owner to make it their own.

The Living Room offers ample space for living and dining room furniture. Dual aspect windows provide natural light, and a door leads through to the Kitchen.

The Kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a frost-free freezer and washer/dryer. A window allows for light and ventilation.

Bedroom One is a good-sized double room with a built-in mirrored wardrobe and plenty of space for additional bedroom furniture if desired.

Bedroom Two is another good-sized double room with a built-in mirrored wardrobe that could also be used as a separate Living Room, Hobby Room or Study.

The Shower Room offers a curved shower with handrail, a heated towel rail, WC and wash hand basin with vanity unit above and cupboard beneath. The apartment also benefits from a separate WC located in the hallway.

Perfectly complementing this wonderful apartment are two useful storage cupboards located in the hallway.

Call us today to book your viewing!

Features

- Two bedroom first floor apartment
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners lounge & kitchen with regular social events
- 24 Hour Careline system for safety and security
- Owners private car park
- Close to local shops and great transport links
- Landscaped gardens
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country.

Key Information

Service charge (Year Ending 30th November 2026):
£4,949.07 per annum.

Ground rent £625 per annum. To be reviewed in June 2026

999 Year lease from 2019

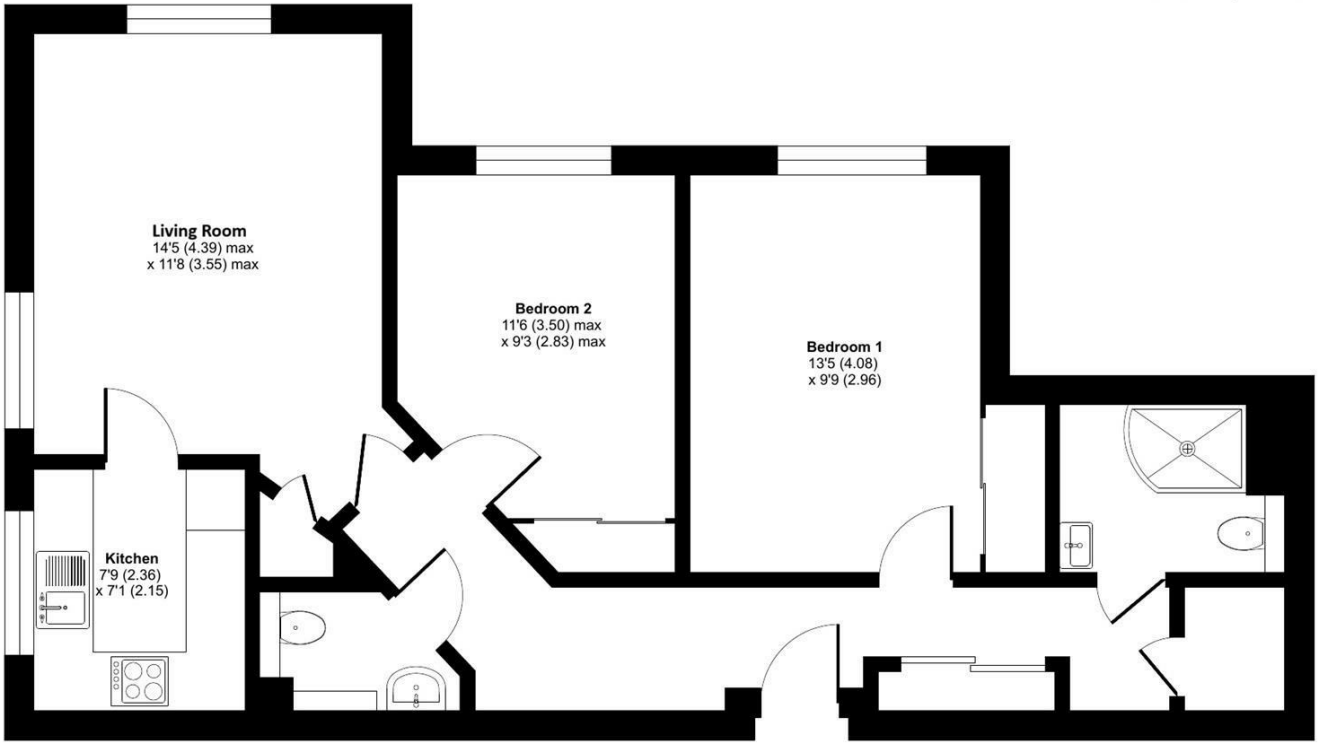
Council Tax Band B

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, Air Source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance & Lodge Manager.

EPC Rating: B

Approximate Area = 722 sq ft / 67 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1495982

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

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