



**GADSBY**  
**NICHOLS**

Apartment 8 The Mansion Aston Hall Drive, Aston-On-Trent, Derby, DE72  
2DE

£345,000

## Apartment 8 The Mansion Aston Hall Drive, Aston-On-Trent, Derby, DE72 2DE



A superb, spacious TWO-DOUBLE-BEDROOMED, FIRST FLOOR APARTMENT, of undoubted charm and character set within the Grade II Listed Aston Hall, which enjoys extensive mature communal grounds in the desirable village of Aston-on-Trent. The apartment has been the subject of a sympathetic modernisation refurbishment scheme, yet with the retention of many character features, with early internal inspection highly recommended. The apartment is approached via the main impressive colonnaded entrance with main entrance hall leading to an impressive communal reception hall, allocated cellar with stairs rising to the first floor with a further large communal reception landing leading to the Apartment, which has the benefit of gas central heating, briefly comprises;

Entrance Lobby, superb Drawing Room, elegant Dining Room, Breakfast Kitchen with fittings and integrated appliances, and the upper floor long landing affords access to the main Double Bedroom with Ensuite Shower Room, Double Bedroom Two, main Bathroom, and walk-in wardrobe. Outside; extensive communal grounds, and twin allocated car standing spaces. EPC tbc, Council Tax Band E.

A share of the FREEHOLD interest is available by negotiation.

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### THE PROPERTY



This superb apartment forms part of a sympathetic scheme of conversion and refurbishment of the Grade II Listed Aston Hall in approximately 1997. This historic building, we understand dates, back to 1735 and the more recent conversion to apartments has offered a limited number of highly individual apartments of spacious proportions. The owner has advised this spacious apartment is 154 sq m (1661 sq.ft)

The apartment is accessed via the ground floor by the impressive main colonnaded entrance leading to a large and impressive reception hall with door to stairs to the first floor. At first floor level there is a large feature communal landing leading to the private accommodation. The apartment, with many character features including high ceilings, leaded light glazed windows and exposed woodwork, and an allocated cellar with an early internal inspection recommended, briefly comprises entrance lobby with inner door to large elegant dining room, superb generous drawing room, breakfast kitchen with a range of fitments and integrated appliances. Stairs

rise to the upper level with a long landing leading to main double bedroom with lobby, dressing area and hanging rails, and luxury ensuite shower room, double bedroom two, main bathroom, and walk-in wardrobe. Outside, Aston Hall enjoys extensive mature communal grounds with twin allocated car standing spaces and further parking for visitors.

### LOCATION

Aston Hall is situated in the highly desirable village of Aston-on-Trent, close to the Village Church, with local amenities to include; Churches, public houses, restaurants, Village shop, cricket ground, and excellent school catchments to include; Weston-on-Trent Primary, and Chellaston Secondary School. Aston-on-Trent is situated approximately 8-miles southeast of the City of Derby and is strategically located within minutes driving distance of the A50, which in turn affords easy access to the M1 motorway, the A38 and the nearby East Midlands International Airport.

### DIRECTIONS

When leaving Derby city centre by vehicle, proceed east on the A52 towards Nottingham, and after approximately 2-miles take the exit left for Raynesway, then on reaching Alvaston continue through Alvaston on the A6 and onto Shardlow Road. Proceed along Shardlow Road towards Shardlow before turning right, signposted for Aston-on-Trent. On entering Aston-on-Trent Village on Derby Road, continue through the Village centre before turning right immediately after All Saints Parish Church into Aston Hall Drive. There is a long driveway approach to Aston Hall.

### VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13367.

### ACCOMMODATION

Comprising: -

### GROUND FLOOR

### IMPRESSIVE COLONNADE ENTRANCE

Leading to the: -

### LARGE, COMMUNAL RECEPTION HALL

Having door to the stairs providing access to the upper floors, together with access to the: -

### BASEMENT CELLAR

Allocated basement cellar for storage purposes.

### FIRST FLOOR

### IMPRESSIVE COMMUNAL LARGE HALL/LANDING AREA



Affording access to a number of Apartments.

### APARTMENT 8

Having the benefit of gas central heating, the detailed accommodation comprises: -

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### ENTRANCE LOBBY

Having front entrance door, intercom phone to ground floor main entrance, and inner door to the:-

### ELEGANT DINING ROOM

6.15m x 4.65m (20'2" x 15'3")



Having two sash windows to the front enjoying views over the grounds, attractive Adam-style fireplace with cast-iron fire-grate, two central heating radiators, ornate dado rail to walls with feature panelling over, deep ceiling cornice with ceiling detail and ceiling rose to the high ceilings, and four wall light points.



### BREAKFAST KITCHEN

4.93m x 4.27m max (16'2" x 14'0" max)



Having hand-painted fitments comprising; two double base units, four single base units, drawers, larder unit, and boiler cupboard housing a wall-mounted Viessmann gas central heating boiler providing domestic hot water and central heating, together with stainless steel five-ring gas hob,

integrated stainless steel electric double oven, plus combination microwave oven, integrated washing machine, integrated dishwasher, integrated fridge, integrated freezer, stainless steel sink unit with single drainer, ample work surface areas with tiled splashbacks and breakfast bar, multi-pane glazed sash window overlooking the grounds, oak flooring, high ceiling with deep ceiling cornice, and central heating radiator.



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### SUPERB DRAWING ROOM

5.38m x 4.88m (17'8" x 16'0")



Having feature ornate leaded-light glazed bay window to the side with window seat, further ornate leaded-light glazed bay window to the front with views over the grounds, period cast-iron fireplace with tiled inset, high ceiling with ornate ceiling cornice, ceiling detail, and ceiling rose, ornate dado rail to walls with ornate detailing to the wall over, two central heating radiators, and period mahogany door with brass furniture leading to the stairs to the upper floor.



### LONG, UPPER FLOOR LANDING

Having exposed ceiling beam, multi-pane glazed window, and central heating radiator.

### MAIN BEDROOM

4.93m x 4.65m (16'2" x 15'3")



Having exposed timber ceiling beams, two central heating radiators, two multi-pane glazed windows, and sixteen ceiling downlights.



### LOBBY

Having dressing area, and hanging rails.

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### LUXURY ENSUITE SHOWER ROOM

4.17m x 2.90m (13'8" x 9'6")



Having modern white sanitary ware comprising; low-level WC with concealed cistern, wash hand basin, and walk-in quadrant corner shower enclosure with rain and handheld shower attachments, together with period cast-iron fire-grate with tiled inset, built-in cupboard, ceiling downlighters, central heating radiator, ceiling extractor fan, and multi-pane glazed window.



### BEDROOM TWO

4.47m x 4.22m plus lobby (14'8" x 13'10" plus lobby)



Measurements are 'plus lobby'. Having central heating radiator, multi-pane glazed window, multi-pane glazed sash window, and three wall light points.



### WALK-IN WARDROBE

Having door to the rear staircase fire exit.

### MAIN BATHROOM

3.12m x 1.85m (10'3" x 6'1")



Having modern white sanitary ware comprising; 'floating' wash hand basin, low-level WC with concealed cistern, and P-shaped bath with tiled

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surround, shower over, and shower screen to the side, together with part-panelled walls, exposed ceiling beams, heated chrome towel rail, and access to the loft space.

### LARGE LOFT AREA

Having exposed beams.

### OUTSIDE

### COMMUNAL GROUNDS



Extensive communal grounds with lawns, mature shrub borders, mature trees, seating areas and large parking area to the front of Aston Hall.



### ALLOCATED PARKING

The apartment has the benefit of two, allocated parking spaces.

### ADDITIONAL INFORMATION

#### TENURE

We understand the property is held leasehold, on a 125-year lease from 1997 please note: The property has the benefit of a share of the Freehold. Vacant possession will be provided upon completion. The service charge is currently £348 per calendar month (pcm). A share of the freehold is available by way of negotiation.

#### DO YOU NEED A SURVEY?

If you are not buying one of our properties, but need a valuation, please contact our offices for further information and advice on 01332 296396. We offer a range of surveys and valuations to cover all house types.

### ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

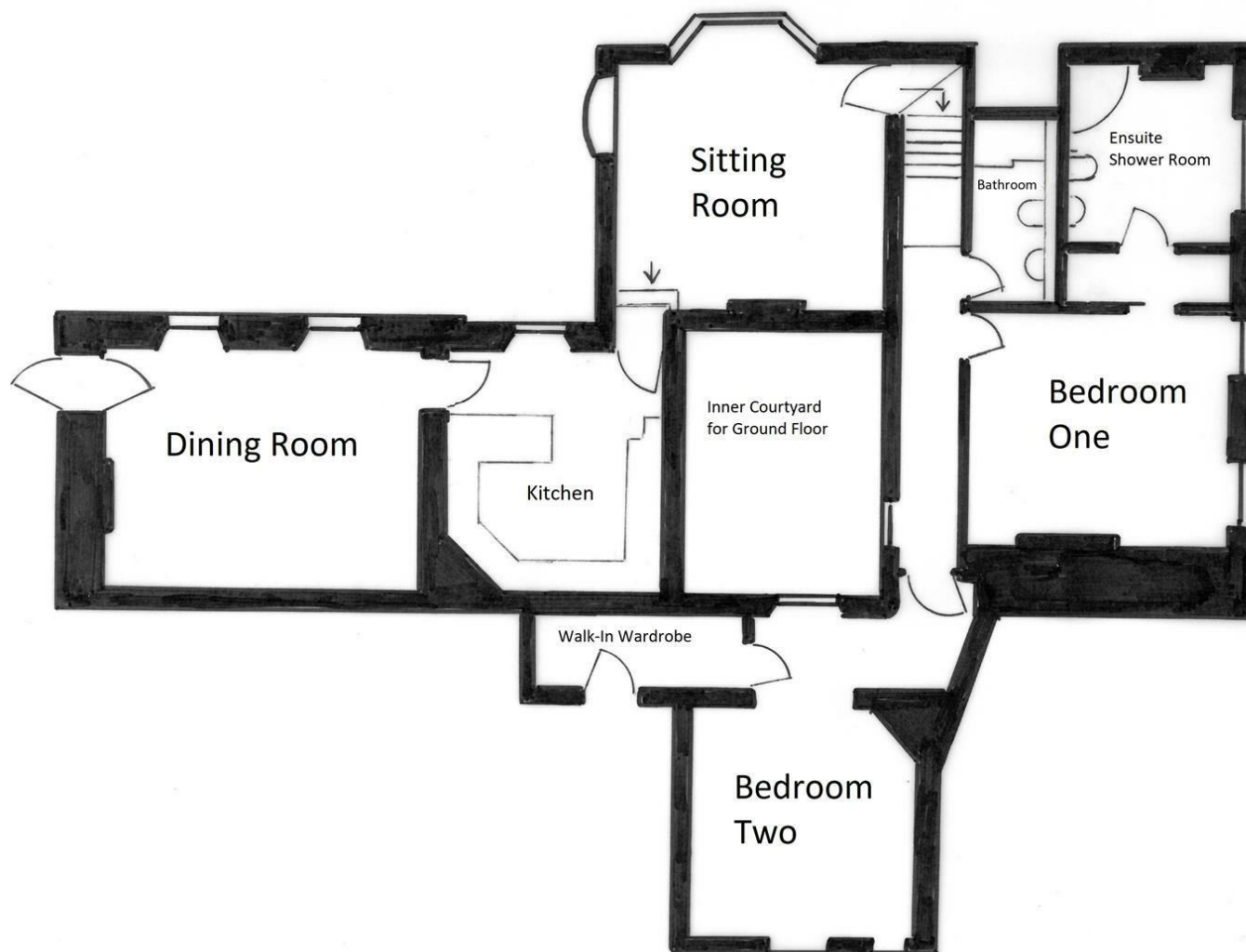
In order to carry out the identity checks, we will need to request the following: -

- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13367**

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### PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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