



GADSBY
NICHOLS

4 Rowan Gardens, Richmond Village, Aston-on-Trent, DE72 2EQ
Offers Around £350,000

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A SUPERB SELF-CONTAINED GROUND FLOOR RETIREMENT APARTMENT, situated within the desirable Richmond Village development, in the delightful village of Aston-on-Trent. The property is an 'independent living' apartment, designed for mobility, forming part of a purpose-built complex. incorporating; BUPA care home, assisted living apartments, and independent living apartments, with onsite wellness, hydro-therapy pool, steam room, sauna, hairdressers, nail salon, restaurant, café, club house, and bar. The property is of a high specification, with early internal inspection essential to be fully appreciated. Having the benefit of gas central heating and UPVC double glazing, the accommodation comprises: -

INTERNALLY, L-shaped entrance hall, large open-plan living dining kitchen, main bedroom with ensuite shower room, double bedroom two, and bathroom. EXTERNALLY, allocated car standing space, and open patio area. EPC B, COUNCIL TAX BAND F.

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THE PROPERTY



The property forms part of the modern, purpose-built Richmond Village complex, comprising 'assisted living' and 'independent living' apartments, together with many additional facilities to include a BUPA care home, and leisure and wellness facilities. The subject property is an 'independent living' apartment, benefiting from its location on the ground floor, with a high specification interior comprising; entrance hall, open-plan living dining kitchen, main bedroom with ensuite shower room, bedroom two, bathroom, allocated car standing space, and a small patio area from the lounge.

LOCATION

Richmond Village is situated in the charming village of Aston-on-Trent, enjoying a tranquil and picturesque setting, and the benefit of a range of local amenities. Aston-on-Trent features an historic Church, with traditional pubs and restaurants, yet is within minutes driving distance of the A50, which in turn affords easy access to the A38 and A52 for commuting further afield, as well access to the M1 motorway, and East Midlands International Airport.

DIRECTIONS

Aston-on-Trent is situated approximately 8-miles southeast of Derby city centre, and is best approached by leaving Derby along the A52 east towards Nottingham, and after approximately 2-miles take the exit onto the ring road A5111 Loughborough A6 onto Raynesway, continuing along Raynesway to the traffic island and take the first exit left signposted to Shardlow, before turning right for the village of Aston-on-Trent onto Derby Road. On entering the village turn right, before the Church, into Weston Road, then turn left into Willow Park Way, right into Maple Drive, and left into Richmond Drive into the Richmond Village development. after passing the main entrance turn left into Rowan Gardens, and then first right to find the apartment in the right-hand corner.

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13445.

ACCOMMODATION

Comprising: -

GROUND FLOOR

COMMUNAL AREAS

Communal entrance hall with security entrance, and stairs and lift to the upper floors. The subject apartment is situated at ground floor level.

APARTMENT 4

Having the benefit of gas central heating, and UPVC double glazing, the detailed accommodation comprises: -

L-SHAPED ENTRANCE HALL

Having front entrance door, electric wall-mounted panel heater, built-in cloaks cupboard, and utility

cupboard with plumbing for automatic washing machine.

SUPERB OPEN-PLAN LIVING DINING KITCHEN

9.50m x 6.12m max, 3.63m min (31'2" x 20'1" max, 11'11" min)



Measurements are '31'2" x 20'1" maximum, 11'11" minimum/9.50m x 6.12m maximum, 3.63m minimum'.

Designed for modern contemporary living, and comprising: -

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LIVING DINING AREA



Having polished limestone fire surround with fitted log-effect electric fire, electric wall-mounted panel heater, UPVC double glazed square bay window, and UPVC double glazed double French doors and side windows opening to the external patio.



KITCHEN AREA



Having stylish, modern light-grey fitments comprising; one double base unit, four single base units, five single wall units, one double wall unit, further single wall unit housing a Potterton gas-fired boiler providing domestic hot water and central heating, together with integrated AEG electric induction hob with extractor hood and light over,

integrated AEG electric oven, AEG integrated electric microwave, integrated dishwasher, integrated fridge, integrated freezer, integrated wine fridge, work surface areas with splashbacks, and inset one-and-a-half bowl stainless steel sink unit, six ceiling downlighters, and UPVC double glazed window.



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BEDROOM ONE

5.66m x 3.48m (18'7" x 11'5")



Having fitments comprising; one double and two single wardrobes, together with UPVC double glazed windows to the front and side, and electric wall-mounted heater.



ENSUITE SHOWER ROOM

2.26m x 2.01m max (7'5" x 6'7" max)



Having modern white suite comprising; 'floating' WC, wash hand basin in vanity unit with cupboards under, and walk-in shower enclosure with shower unit, together with heated electric chrome towel rail, tiled floor, fully tiled walls, and ceiling extractor fan.

BEDROOM TWO

3.66m x 3.30m (12'0" x 10'10")



Having UPVC double glazed window, and electric wall-mounted panel heater.

PRINCIPAL BATHROOM

2.26m x 2.01m (7'5" x 6'7")



Having modern white sanitary ware comprising; 'floating' WC, wash hand basin in vanity unit with

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cupboards under, and panelled bath with shower over, together with tiled floor, tiled walls, electric heated chrome towel rail, and extractor fan.

EXTERNALLY

PARKING

Allocated car standing space.

COMMUNAL AREAS

Extensive communal gardens, and visitor parking.

ADDITIONAL INFORMATION

TENURE

We understand the property is held leasehold, on a 125-year lease from 2021.

we further understand that the current service charge is £143.99 per week, and a ground rent of £300 per annum.

Upon sale, the property will be subject to a transfer fee, payable to Richmond Villages.

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: -

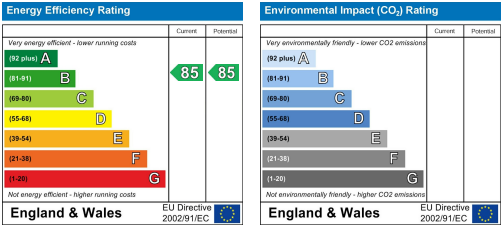
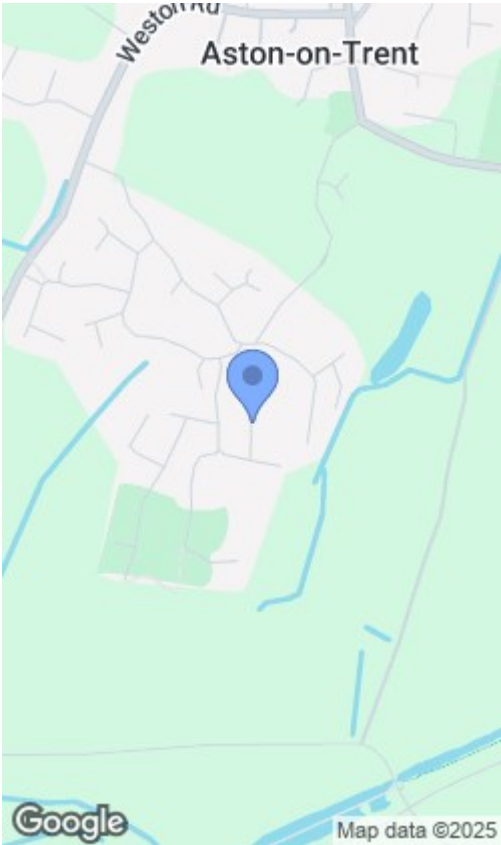
a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This

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: R13445.



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