

32 Rowan Gardens, £450,000

(Other charges apply)

RICHMOND
VILLAGES

Part of Bupa



2



2



EPC - B



2 bedroom ground floor apartment

Part of the most recent phase of construction at Richmond Villages Aston on Trent, we are pleased to offer for sale this large ground floor two bedroom apartment, which benefits from an open, westerly facing aspect and has no upward chain. An early viewing is highly recommended to avoid missing out.

Specification

- Large bright lounge / dining room with a double glazed French doors leading to a west facing patio overlooking the meadow area. Modern remote controlled electric fire and surround. TV. satellite and telephone points.
- Double doors with glazing lead from the living room to the fitted kitchen with granite worktops and a range of wall and base units with under cupboard lighting.
- A spacious double bedroom with double glazed east and north facing windows, fitted white double wardrobes with shelves and hanging rails. Radiator, TV. and telephone points.
- En-suite shower room with walk-in shower and fully fitted white suite.
- Double bedroom with double glazed west-facing window. White fitted wardrobes with shelves and hanging rails.
- Guest shower room with walk-in shower and fully fitted white suite.
- Entrance hall with doors to all rooms.
- Central heating radiators in all rooms. TV and satellite points*.
- Well stocked flower borders and lawns maintained by the Village Gardeners.
- Allocated parking space for one car.

*Satellite subscription not included.

Important Notice: These particulars are intended to give a fair and substantially correct overall description. Other fees and charges apply, please contact the Village Advisers for further details. Properties are sold on a 125 year lease and this property has 121 years remaining.



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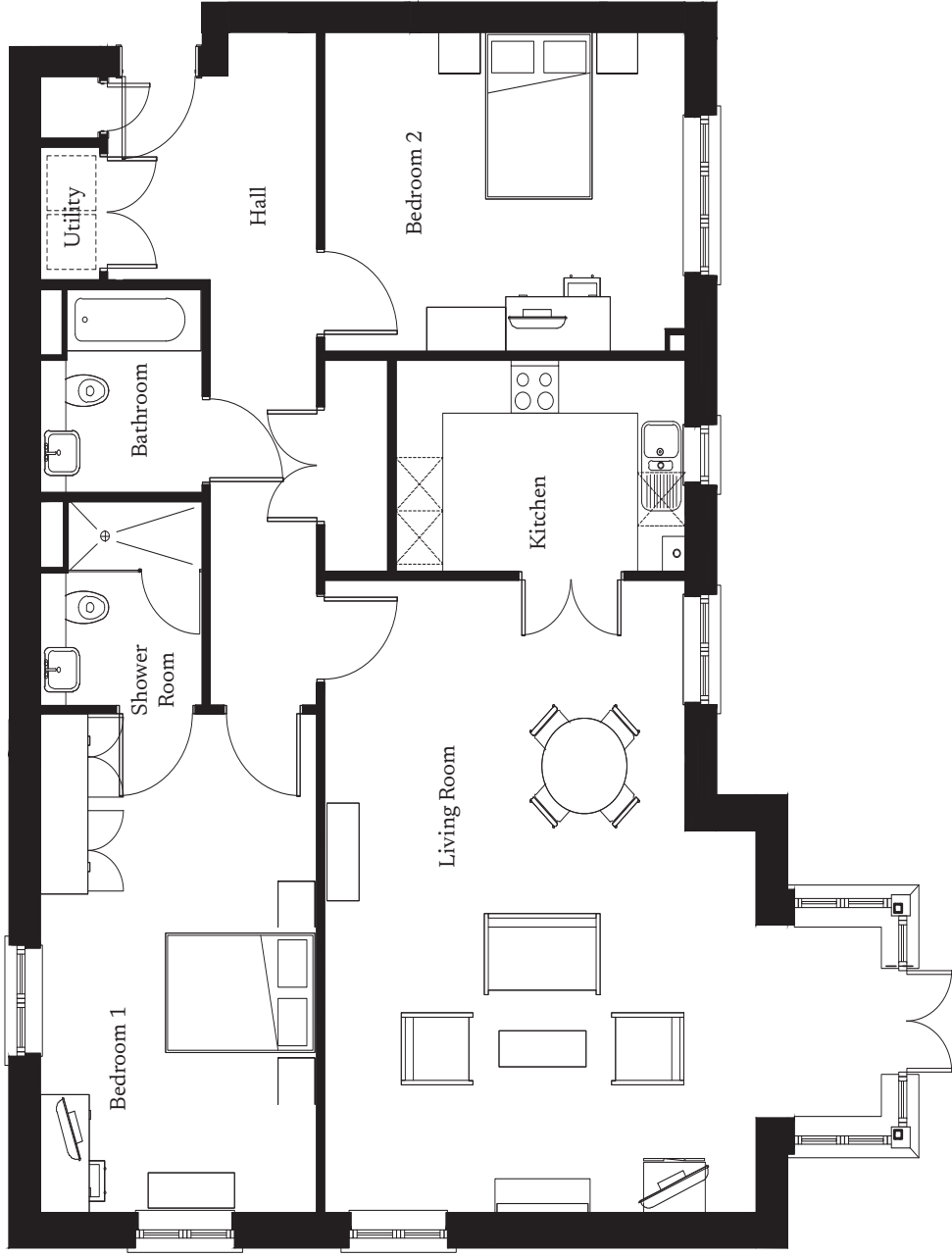
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32 Rowan Gardens

First Floor | 114.7m² – 1234ft²

- Kitchen**
3659mm x 2385mm
12' x 7'10"
- Living Room**
7125mm x 5460mm
23'5" x 17'11"
- Bedroom 1**
5615mm x 3495mm
18'5" x 11'6"
- Shower Room 1**
2300mm x 2050mm
7'7" x 6'9"
- Bedroom 2**
4560mm x 3600mm
15' x 11'10"
- Shower Room 2**
2300mm x 2049mm
7'7" x 6'9"



These particulars are intended to give a fair and substantially correct overall description. Measurements have been taken at 1500mm skirting height. All dimensions are approximate. Bedroom measurements include the wardrobe if applicable. Room measurements include bay windows if applicable. Furniture layout is to give an indicative impression. Although all efforts have been made to ensure its accuracy at time of print dimensions, fixtures, fittings, finishes and specifications are subject to change without notice. The properties are sold unfurnished.

