

38 Rowan Gardens, £430,000

(Other charges apply)

RICHMOND
VILLAGES

Part of Bupa



2



2



EPC - B



2 bedroom first floor apartment

A spacious, first-floor, two-bedroom independent living apartment. At 1153 sqft, (107.2 sqm) the accommodation features an entrance hall, large living/dining room. Modern kitchen, main bedroom with en suite shower room, a second double bedroom, with an additional guest shower room. The apartment is situated close to the main village center and village facilities.

Specification

- Spacious and bright living room with south- and west-facing windows overlooking the surrounding gardens and park land. Modern remote controlled electric fire with feature surround.
- Modern fitted kitchen with granite worktops, under cupboard lighting and built-in AEG appliances including electric oven and hob, fridge/freezer and dishwasher.
- Large main bedroom with built-in furniture including wardrobes, dressing table and matching bedside tables.
- En-suite shower room with walk-in shower and fully fitted white suite.
- Second bedroom with south-facing window
- Guest shower room with walk-in shower.
- Entrance hall with large fitted cupboard and a separate utility cupboard.
- 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, this property has 120 years remaining.



01332 794300

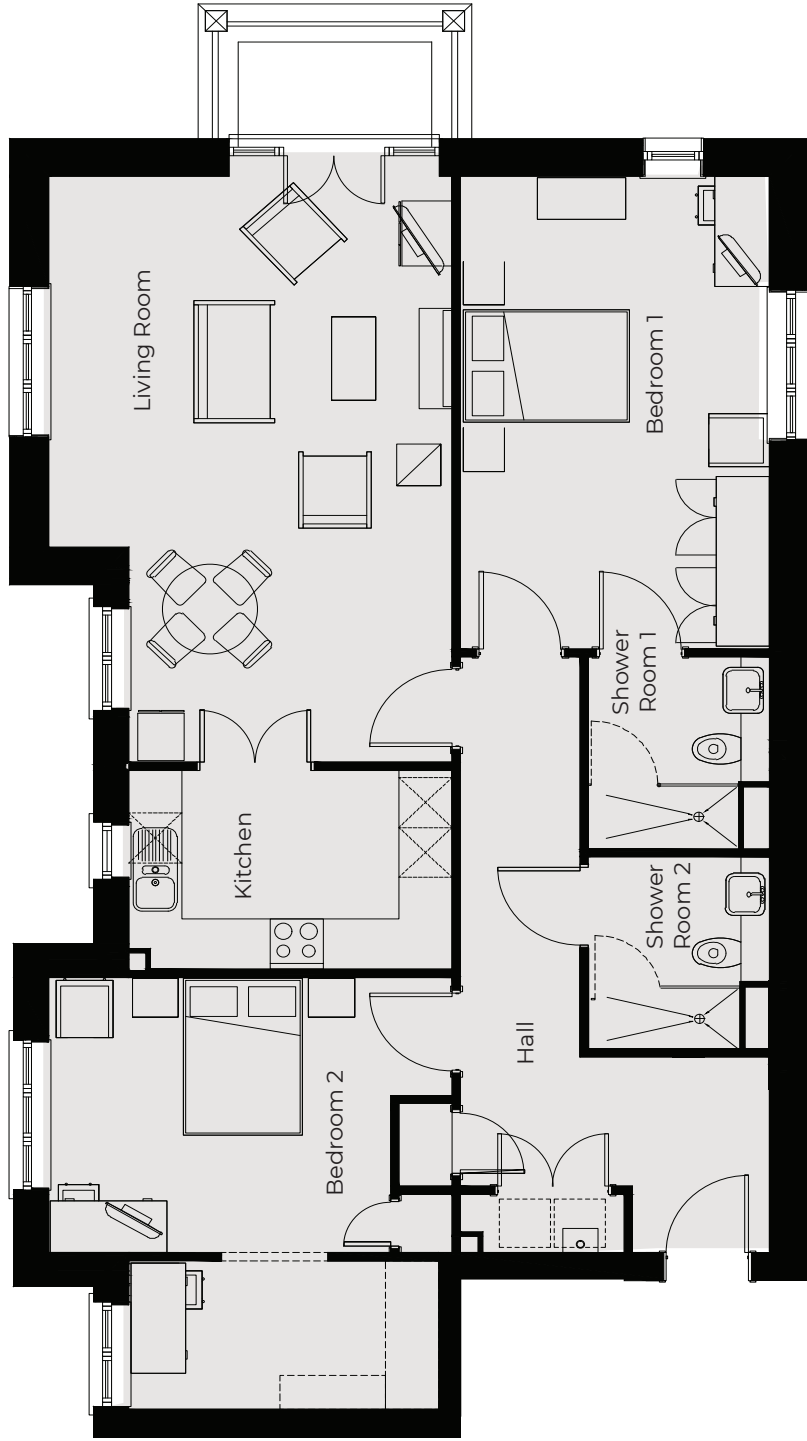
astonontrent@richmond-villages.com

Richmond Villages Aston-on-Trent,
Richmond Drive, Aston-on-Trent, Derbyshire DE72 2EA

38 Rowan Gardens

First Floor | 107.2m² – 1153ft²

- Kitchen**
3659mm x 2384mm
12' x 7'10"
- Living Room**
7024mm x 4559mm
23'1" x 14'11"
- Bedroom 1**
5665mm x 3495mm
18'7" x 11'6"
- Shower Room 1**
2300mm x 2050mm
7'7" x 6'9"
- Bedroom 2**
4559mm x 3300mm
15' x 10'10"
- Shower Room 2**
2300mm x 2050mm
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.

