



Flat 9 The Mansion Aston Hall Drive
Aston-On-Trent Derby

Flat 9 The Mansion Aston Hall Drive Aston-On-Trent Derby DE72 2DE

for sale
£280,000



Property Description

Stunning penthouse apartment having character and charm, Having panoramic views - modernised and upgraded to offer a balance of original features and modern living. This impressive apartment briefly comprises - secure communal entrance hall, two staircases, private hall to the living space and a further private hall with ample space for storage and stairs up to the living space. Beautiful large lounge with views from every window, original fireplace and carved panelled walls, refitted high specification kitchen with built in appliances, island and dining area. Two large bedrooms and a study area, refitted high specification shower room, enclosed and locked cellar room. Communal gardens, woodland and parking. This apartment must be viewed to be appreciated.

Communal Hall

Secure entrance door into the impressive communal hall, doors to the 2 separate staircases leading to this apartment and a staircase down to the cellar which is enclosed and locked.

Entrance Hall

34' 3" x 4' 6" (10.44m x 1.37m)

Entrance door into the main hall of the property with cast iron radiator and doors to-

Lounge

19' 8" x 16' 7" (5.99m x 5.05m)

Impressive lounge with original working open fireplace, cast iron inset and Minton tiled hearth, original exposed floorboards, original panelled walls with a feature carved section above the fireplace Three sash windows with window seats and stunning views over the grounds.

Kitchen

16' 6" x 14' 9" (5.03m x 4.50m)

High specification solid wood handmade fitted kitchen with wall mounted, base and drawer units with quartz work surfaces and matching island and with the fitted electric induction hob. Fitted electric oven with microwave oven above, space and plumbing for an American style fridge freezer, integrated dishwasher and washing machine and a space for a wine cooler. Original open fireplace, Karndean flooring and a radiator.

Bedroom One

19' 3" x 14' 11" (5.87m x 4.55m)

Original open fireplace and wood panelled walls, three sash windows overlooking the grounds and two with window seats and a radiator.

Bedroom Two

16' 3" x 12' 10" (4.95m x 3.91m)

Currently used as another sitting room, original open fireplace and wood panelled walls. Sash window with window seat and views over the grounds and radiator.

Study

12' 5" x 8' 4" (3.78m x 2.54m)

Useful study area two sash windows overlooking the grounds and staircase to the second entrance.

Shower Room

7' 2" x 9' 4" (2.18m x 2.84m)

Refitted shower room offering a walking in shower waterfall head and handheld shower, solid wood vanity sink with wash hand basin and storage cupboard, cast iron radiator and a sash window, spot lights.

Hall

12' x 7' 3" (3.66m x 2.21m)

Two sash pictures windows with view over the grounds, stairs to the study area and a door to the communal staircase.

Outside

Stunning grounds of lawns and woodlands, ample parking for guests and visits.

Annual Management Charge

This property is subject to an annual management charge of £3,482 payable monthly from January. This fee covers the buildings insurance and maintenance/upkeep of communal areas, which include gardens, pathways, lighting, security, shared facilities, etc.

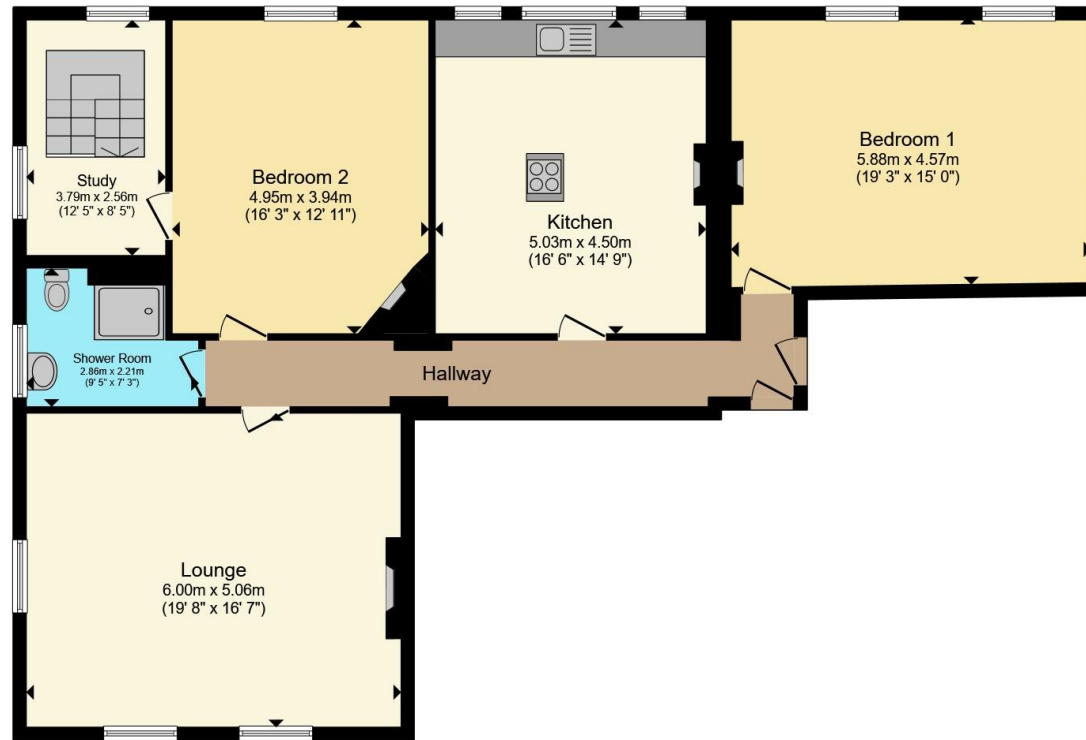
Tenure

This property is leasehold, with the added benefit of a share in the freehold. The freehold is jointly owned by the leaseholders. This arrangement typically gives leaseholders greater control over the management of the building and service charges. The remaining lease term is approximately 98 years.









Total floor area 130.3 m² (1,403 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Ashley Adams on

T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
DERBY DE73 8DS

Property Ref: MEL205770 - 0004

Tenure: Leasehold EPC Rating: Exempt Council Tax Band: D Service Charge: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For

check out more properties at ashleyadams.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Ashley Adams is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05

See all our properties at www.ashleyadams.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MEL205770 - 0004