



Aston Hall Drive  
Aston-On-Trent, Derbyshire DE72 2DE

**£340,000 Leasehold - Share of Freehold**

A SUBSTANTIAL SPACIOUS TWO DOUBLE  
BEDROOM FIRST FLOOR APARTMENT  
OFFERED FOR SALE WITH NO UPWARD  
CHAIN.



ROBERT ELLIS HAVE GREAT PLEASURE IN BRINGING TO THE MARKET THIS SUBSTANTIAL AND SPACIOUS FIRST FLOOR TWO DOUBLE BEDROOM APARTMENT SITUATED WITHIN GRADE II LISTED ASTON HALL BUILDING.

With approximately 168sqm of useable space, along with modern day benefits such as gas central heating from combination boiler, as well as allocated parking spaces and the use of communal grounds surrounding the building.

The property has spacious accommodation comprising entrance lobby, formal dining room, breakfast kitchen, spacious sitting room, inner hallway, bedroom with en-suite facilities, family bathroom suite, and additional large second bedroom with walk-in wardrobe.

There is a dual entrance to the property with staircases leading off the reception hallway, as well as the use of a spacious loft space and cellar area for storage purposes.

Aston Hall is situated in the highly desirable village of Aston on Trent, close to the local All Saints Parish Church with other local amenities which include public houses, restaurants, village shop, cricket ground, as well as excellent school catchments including Weston on Trent Primary School and Chellaston Secondary School. Aston on Trent is situated approximately 7-8 miles from Derby and is well located a short distance from the A50 which in turn offers easy access to the M1 motorway, A38 and the nearby East Midlands International Airport and Parkway Station.

The apartment is accessed via the impressive ground floor hallway which leads to a large and impressive reception hall with stairs rising to the first floor. The apartment boasts many characterful features including high ceilings, leaded light glazed windows and exposed woodwork, comes with the added benefit of an allocated cellar.

Externally, Aston Hall enjoys extensive mature communal grounds with a twin allocated car parking space, as well as further spaces for visitors.

Upon sale, the property also comes with the benefit of a share of the freehold, which is something your solicitors will clarify prior to completion.

We would highly recommend an internal viewing to fully appreciate the size, space and overall character the property has to offer.



#### ENTRANCE LOBBY

3'3" x 2'6" (1.00 x 0.78)

Panel entrance doorway, coat pegs and further door to dining room.

#### DINING ROOM

20'1" x 15'11" (6.14 x 4.87)

Two Georgian-style sash windows enjoy views over the grounds to the front, each with individually fitted Roman blinds, decorative coving and ceiling rose, wall light points, large feature Adam-style fire surround with cast iron fire grate incorporating central decorative fireplace, built-in meter cupboard box housing the electricity consumer box, two radiators, decorative plasterwork. Door leading through to the breakfast kitchen.

#### BREAKFAST KITCHEN

16'11" x 14'0" (5.16 x 4.28)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers with granite style roll top work surfaces and matching overhanging breakfast bar incorporating one and a half bowl porcelain sink unit with central swan neck mixer tap and draining board, fitted 'Hotpoint' five ring gas hob with extractor canopy over, space and plumbing for washing machine, integrated dishwasher, fitted waist-high double oven and grill, boiler cupboard housing the gas fired combination boiler, integrated fridge and freezer, display shelving, decorative coving, exposed and varnished wooden floorboards, radiator, sash window to the front with fitted Roman blind enjoying views over the communal grounds to the front, decorative tiled splashbacks. Doors leading back through to the dining room and through to the sitting room.

#### SITTING ROOM

19'1" x 17'8" (5.82 x 5.40)

Feature bay window to the front, oriel bay window to the side with fitted window seat and cushion, decorative coving, plasterwork and ceiling rose, two radiators, media points, decorative fireplace with tiled insert and hearth with display shelving. Doors then lead back through to the breakfast kitchen and into the inner lobby.

#### INNER LOBBY

With half staircase rising to the hallway.

#### HALLWAY

Radiator, spotlights, Georgina-style window to the side. Doors then provide access to both bedrooms and the family bathroom suite.

#### FAMILY BATHROOM

10'2" x 6'0" (3.12 x 1.85)

Modern fitted white three piece suite comprising panelled in "P" shaped bath with glass shower screen and mains shower, hidden cistern push flush WC, floating washing basin with central mixer tap. Decorative panelling and tiles to the wall, spotlights, chrome heated ladder towel radiator, exposed beams to the ceiling. Loft access point with pulldown loft ladders to a boarded and lit loft space ideal for storage with the benefit of power, exposed beams.



#### BEDROOM ONE

17'2" x 15'3" (5.25 x 4.67)

Two Georgian-style windows, two radiator, spotlights, decorative beamed ceiling, fixed shelving. Opening through to the dressing area.

#### DRESSING AREA

9'6" x 3'10" (2.91 x 1.18)

Fitted shelving and hanging rails to either side, spotlights. Further door to en-suite shower room.

#### EN-SUITE SHOWER ROOM

9'7" x 8'6" (2.93 x 2.60)

Three piece suite comprising corner tiled and enclosed shower cubicle with dual attachment mains shower, hidden cistern push flush WC, floating wash hand basin with mixer tap. Part panelling to dado height, Georgian-style window with fitted blind, radiator, additional wall hung chrome ladder towel radiator, spotlights, extractor fan, decorative fireplace with tiled insert, useful bathroom storage cupboard with shelving.

#### BEDROOM TWO

20'2" max x 13'9" (6.15 max x 4.21)

A dual aspect room with Georgian-style windows to both sides, one with fitted Roman blind, the rear enjoying views over the communal grounds with the benefit of a sash opening. Radiator, wall light points. Door to walk-in wardrobe.

#### WALK-IN WARDROBE

Fitted shelving and hanging rail with rear access door to the secondary entrance to the apartment and fire exit.

#### ALLOCATED CELLAR

22'11" max x 9'0" (7.00 max x 2.75)

Accessed by the rear staircase of the entrance hallway, this provides a useful storage area with lighting.

#### ALLOCATED PARKING

The property comes with the benefits of two allocated parking space within the car park area to the front of the main building. There is also the use of additional visitors' spaces.

#### LEASE & SHARE OF FREEHOLD

The property itself sits on 125 years lease from 1997. The property also, when sold, benefits from a share of the freehold which is something your solicitors will advised you on prior to completion. Vacant possession will also be provided upon completion. Please note the service charge is currently set at £348 per calendar month paid in two six monthly instalments, totalling £2088 every six months or £4176 on an annual basis.

#### OUTSIDE & COMMUNAL GROUNDS

Extensive communal grounds with lawn, mature shrubs, borders, trees, seating areas, as well as the large parking area to the front of the main building.





Robert Ellis  
ESTATE AGENTS



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

### England & Wales EU Directive 2002/91/EC Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

### England & Wales EU Directive 2002/91/EC

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.