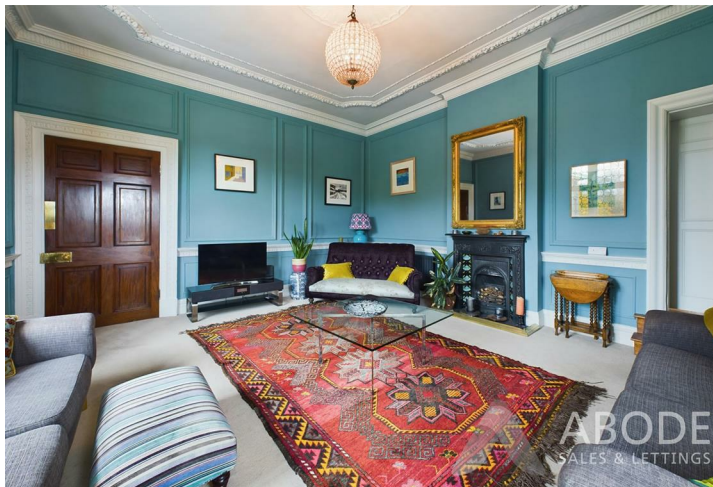




ABODE  
SALES & LETTINGS



\*\*\*\* TWO DOUBLE BEDROOM PERIOD PROPERTY IN THE HISTORIC ASTON HALL  
\*\*\*\* This first floor apartment is full of charm and character set in the beautiful grounds of Aston Hall, this period property has been converted onto a range of high specification homes that can enjoy a peaceful lifestyle in the heart of the highly regarded village of Aston on Trent. In brief the property offers a sitting room and dining room with original fireplaces, high specification fitted kitchen with some built in appliances. Two Double bedrooms, master with an en suite and dressing area, bedroom 2 with a walk in wardrobe, family bathroom. Allocated parking and plenty of visitor spaces, communal garden and grounds to enjoy. This property also has a useful cellar space. A VIEWING APPOINTMENT IS HIGHLY RECOMMENDED.



## LOBBY

Entrance door into the lobby with a door into the dining room.

## DINING ROOM

Feature Adams style fire place with cast iron grate, two Georgisn style sash windows with views over the grounds and with fitted Roman blinds, two radiators, door into the kitchen.

## BREAKFAST KITCHEN

High specification fitted kitchen comprising wall mounted, base and drawer units with granite style work surfaces and breakfast bar. One and a half bowl sink and drainer unit with swan neck mixer tap, fitted electric double oven and grill, five ring gas hob and extractor. Integrated dishwasher, plumbing and space for a washing machine, integrated fridge freezer, sash window with fitted Roman blind and a radiator.

## SITTING ROOM

Feature fireplace with tiled inset and hearth with display shelving, bay window to the front, oriel bay window to the side with fitted window seat and cushion. Two radiators and a doors through to the inner lobby.

## INNER LOBBY

Half staircase rising to the hallway.



## HALLWAY

Georgina-style window to the side, radiator, spotlights and doors giving access to both bedrooms and family bathroom.

## BEDROOM I

Two radiators, georgian-style windows, spotlights, fixed shelving. Open through to the dressing area.

## DRESSING AREA

Hanging rails and fitted shelves with either side, door to the en suite.







### EN SUITE

Corner enclosed shower with dual attachment mains shower, low flush wc, wash hand basin with mixer tap. Feature fireplace with tiled insert, storage cupboard, Georgian style window with fitted blind. Chrome ladder style radiator, spotlights, extractor fan.

### BEDROOM 2

Georgian-style windows to both sides, one with fitted Roman blind, enjoying views over the communal grounds with the benefit of a sash opening. Radiator and door to walk-in wardrobe.

### WALK IN WARDROBE

Hanging rail and fitted shelving and with rear access door to the secondary entrance to the apartment and fire exit.

### BATHROOM

Panel enclosed "P" shaped bath with glass shower screen and mains shower, low flush wc, wash hand basin, Decorative panelling and tiles to the wall, spotlights, chrome heated ladder style radiator, exposed beams to the ceiling. Loft access with pulldown ladder, boarded and light.

### CELLAR

22'11" max x 9'0"

Accessed via a further staircase off the reception hall is a cellar room.

### OUTSIDE

The Mansion is set within mature parkland offering woodland and gardens. Courtyards and seating areas, allocated parking and ample visitor parking.

### NOTE

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 advise 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.













**Approximate total area<sup>(1)</sup>**

157.28 m<sup>2</sup>  
1692.95 ft<sup>2</sup>

**Reduced headroom**

1.07 m<sup>2</sup>  
11.57 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

