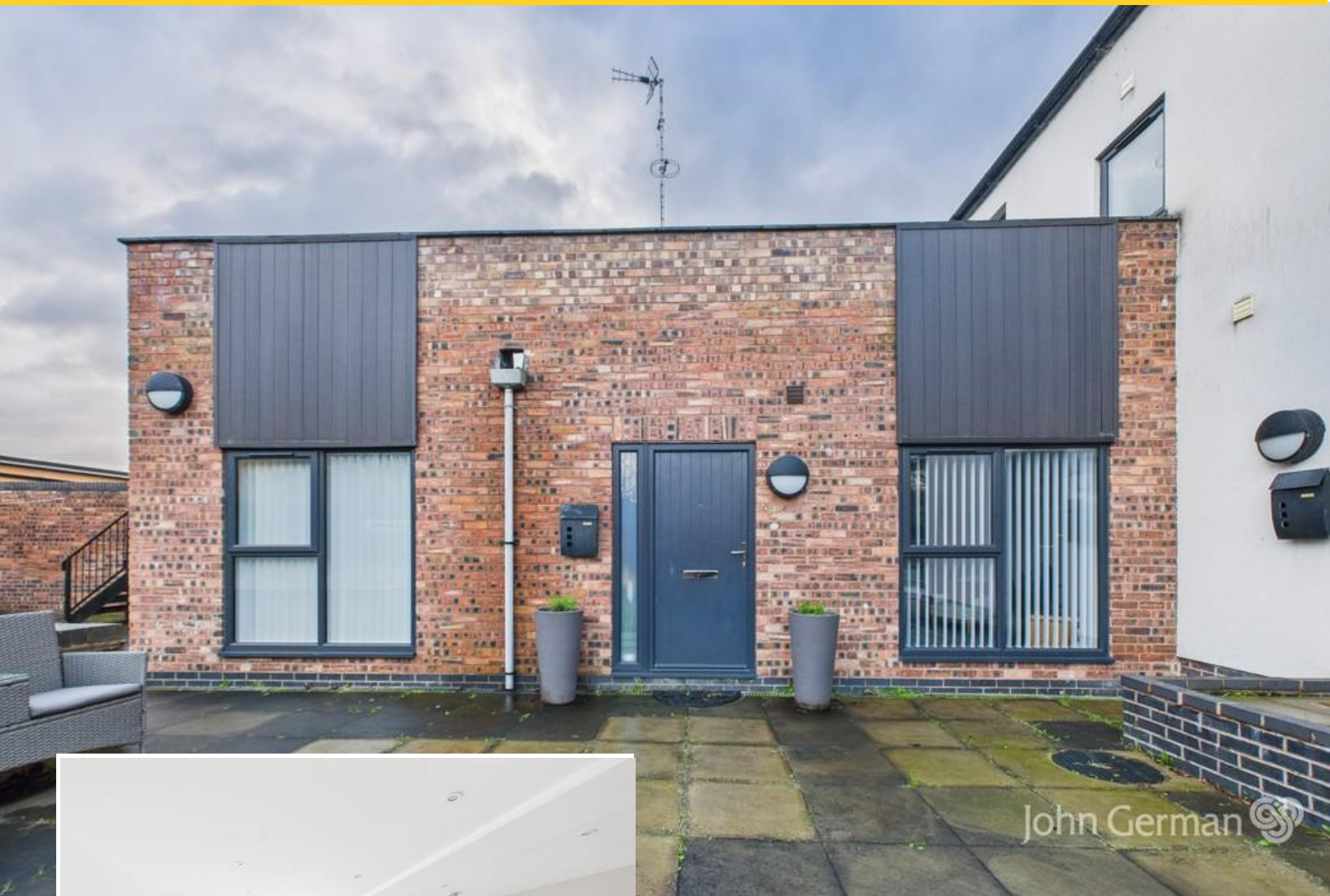




Welcome to this beautifully appointed two-bedroom ground-floor apartment, forming part of a stylish and contemporary development converted in 2023. Finished to a high standard throughout, the property offers modern living with thoughtful design, generous proportions, and a welcoming sense of space.

Guide Price £139,950

John German

Upon entering, you are greeted by a spacious living room, elegantly presented and enhanced by a feature electric fireplace, creating a cosy focal point for the room. This is an ideal space for relaxing or entertaining, with plenty of room for a variety of furnishings.

The impressive L-shaped kitchen diner offers a superb layout for both everyday living and hosting. It includes a built-in oven, induction hob, extractor fan, and ample space for a fridge freezer, alongside integrated appliances including a washer and dryer. A breakfast bar provides a convenient and stylish area for dining, while extensive wall and base units offer excellent storage solutions. The generous dimensions of the room allow for both cooking and dining areas to flow seamlessly.

The apartment features two well-proportioned bedrooms, offering flexibility for guests, a home office, or personal retreat spaces. The modern bathroom is finished with tiling and comprises a large shower cubicle, hand wash basin, and WC, providing a sleek and practical space.

Externally, residents benefit from a communal garden and patio area - perfect for enjoying outdoor space without the upkeep. The property also includes one allocated parking space, with further visitor parking available.

Situated in the popular village of Hatton, the property enjoys a convenient and well-connected location, with a range of local amenities close by. Hatton offers everyday essentials including shops, cafés, a medical centre, and well-regarded schools, along with excellent transport links. Easy access to the A50, A38, and nearby railway stations makes commuting straightforward, while the surrounding countryside and riverside walks provide a pleasant setting for leisure and relaxation. This blend of practicality and rural charm makes Hatton an attractive and highly sought-after place to live.

Combining modern design, practical features, and a convenient ground-floor position, this property is ideal for first-time buyers, downsizers, or investors seeking a turnkey home with excellent appeal.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Lease commenced December 2023 with 123 years currently remaining.  
Service charge: £1094 per annum payable twice yearly to AG Group.

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** One allocated space plus visitor parking

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Electric

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/25112025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 56 D    | 56 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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## Agents' Notes

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## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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