

SCARGILL  
MANN & CO

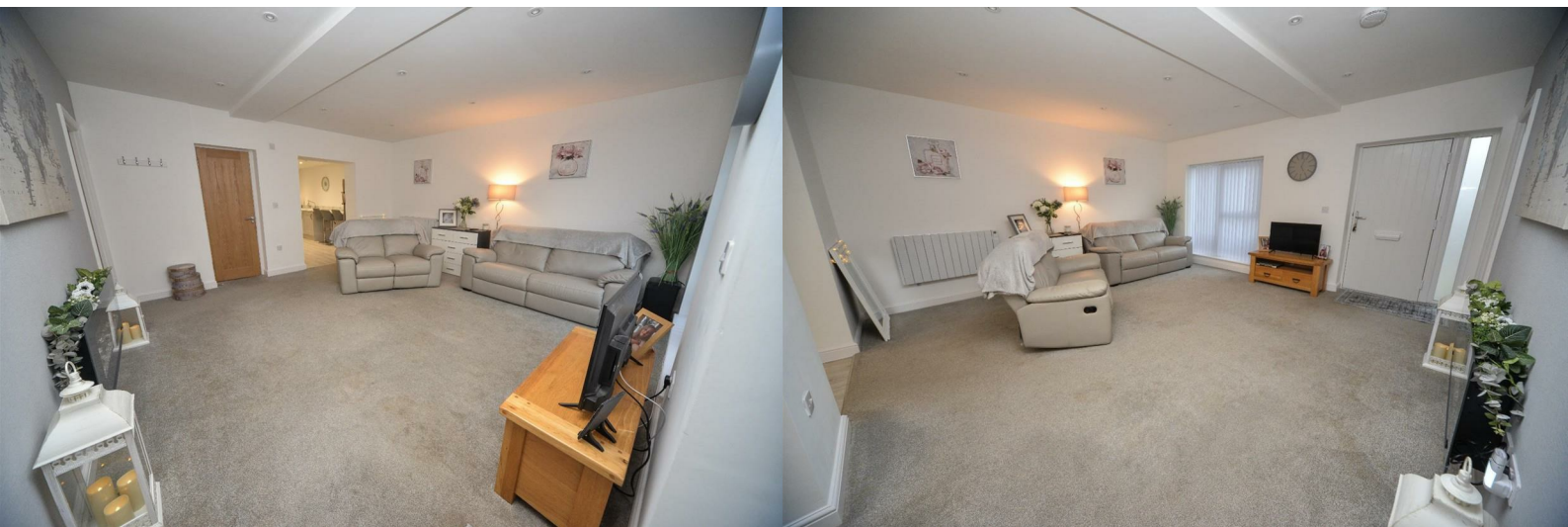
EST. 1995



## 6 Castle Apartments

Station Road, Hatton, DE65 5DW

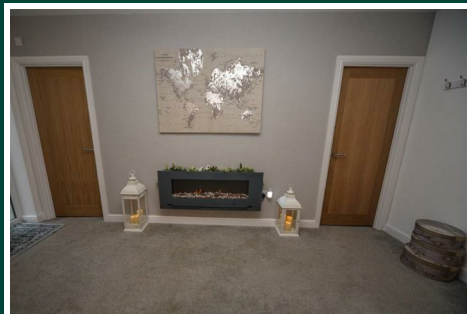
**Price £139,950**



# 6 Castle Apartments

Station Road, Hatton, DE65 5DW

**Price £139,950**



## GENERAL INFORMATION

### THE PROPERTY

This luxury, ground-floor, two-bedroom apartment is part of an exclusive contemporary development consisting of just 12 other units, located in the heart of Hatton, a popular village.

The current vendors have enhanced the property, which features a surprisingly spacious, open-plan layout. It is complemented by high-quality fixtures and fittings throughout, including an impressive breakfast kitchen and a stylish shower room suite.

The accommodation includes a lounge, a modern fitted breakfast kitchen with a breakfast bar and integrated appliances, two good-sized bedrooms, and a stylish shower room suite.

Outside, residents benefit from an allocated parking space, ample additional guest parking, and access to a communal patio.

An internal inspection is highly recommended to fully appreciate the location, size, and standard of accommodation on offer.

### LOCATION

Hatton is a popular village that boasts its own train station, supermarkets, butchers, a café, and a restaurant. There are also wonderful walking opportunities along the river and around the nearby grounds of Tutbury Castle, which is just a stone's throw away. Tutbury village also offers doctors, dentists and opticians along with boutique shops and restaurants.

### ACCOMMODATION

### LIVING ROOM

15'9" x 15'5" (4.82m x 4.72m)

### BREAKFAST KITCHEN

15'5" x 12'0" max measurement (4.72m x 3.68m max measurement)

### BEDROOM ONE

12'7" x 7'8" (3.86m x 2.36m)

### BEDROOM TWO

12'7" x 6'11" (3.86m x 2.13m)

### SHOWER ROOM

8'5" x 3'10" (2.59m x 1.17m)

### AGENTS NOTES

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

### LEASEHOLD

Our client advises us that the property is leasehold for an original term of 125 years from January 2023. The current ground rent is nil. The current service charge is £662.61 TO BE CONFIRMED per annum. Should you proceed with the purchase of this property, your solicitor must verify this.

### COUNCIL TAX BAND

South Derbyshire District Council - Band B

### CONSTRUCTION

Standard Brick Construction

### CURRENT UTILITY SUPPLIERS

Electric - Octopus



Oil  
Water -South Staffs Water  
Sewage - Mains  
Broadband supplier

### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search>

</find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

### CONDITION OF SALE

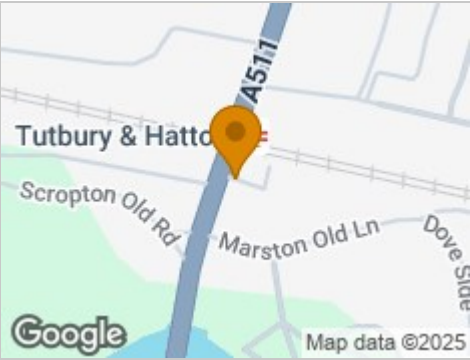
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 03/2024) DRAFT



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.