

CURRAN  
BIRDS  
+ CO

Buckingham House, Thames Way  
Hilton, Derbyshire  
£125,000





# CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



**APARTMENT WITH GARAGE & PARKING SPACE** - A well presented two bedroom ground floor apartment, set within this popular modern development and offering excellent local amenities. The property would be ideally suited to the young professional and offers excellent access to the A38 & A50 giving good access to local centres including Derby, Burton-on-Trent and Uttoxeter.

The property has benefit of being gas centrally heated with uPVC double glazed windows. In brief comprising: communal entrance hallway with intercom entry, entrance hallway with cloaks storage cupboard, spacious lounge dining room with double opening doors giving access to the kitchen. There is a main bedroom with fitted wardrobes, bedroom two and bathroom.

Outside the property offers a driveway with parking for one car that leads to the detached single garage.







### The Detail

The property has a communal entrance door with intercom entry and the apartment is located on the ground floor.

The property has the benefit of being gas centrally heated with uPVC double glazed windows. In brief comprising: entrance hallway with cloaks storage cupboard, spacious lounge dining room with double opening doors giving access to the kitchen. There is a main bedroom with fitted wardrobes, bedroom two and bathroom.

Outside the property offers a residents car park. The property has its own driveway with parking for one car that leads to the detached single garage with up and over door.











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## The Location

Hilton is a popular village location and is popular due to its good range of local amenities and excellent accessibility to Derby, Burton-on-Trent and Uttoxeter. The village itself offers services including medical centre, post office, two supermarkets, hairdressers, nursery, regular bus services, reputable primary school and a selection of village inns.

It is also a popular location for commuters with its location being within easy reach of the A50, A38, M1 and M6 motorways and being well positioned for access to the regional centres including Derby, Nottingham and Burton-on-Trent.



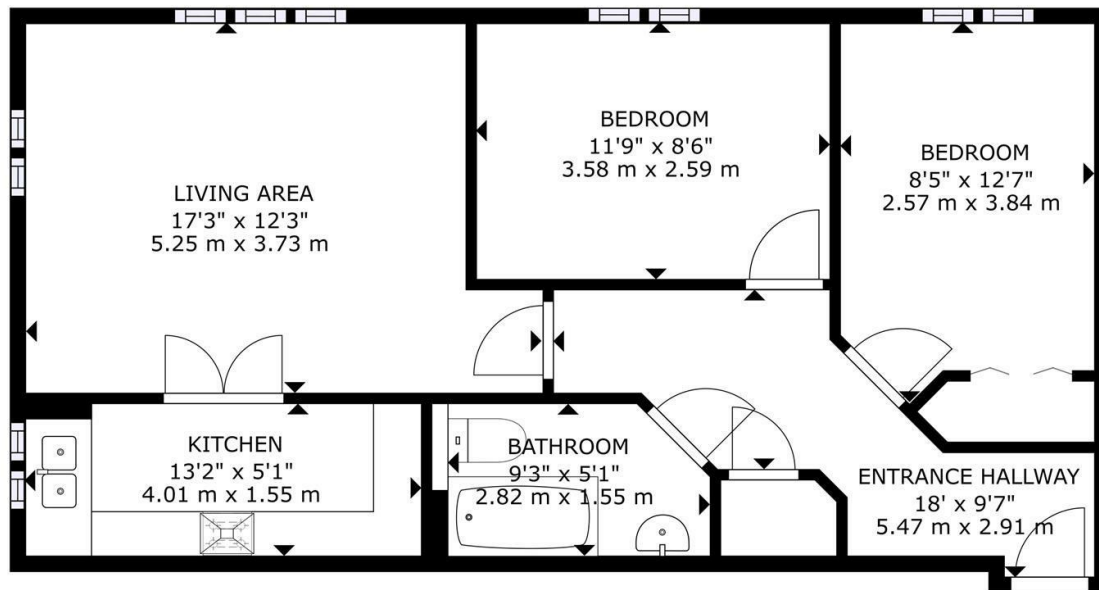












GROSS INTERNAL AREA  
 FLOOR 1: 630 sq ft, 58.52 m<sup>2</sup>  
 TOTAL: 630 sq ft, 58.52 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## The Particulars

- Ground Floor Apartment with Single Garage
- Ideal for Young Professionals
- Popular Location
- Gas Central Heating & uPVC Double Glazing
- Entrance Hall, Spacious Lounge Dining Room & Kitchen
- Two Double Bedrooms & Bathroom
- Parking Space & Single Detached Garage
- Excellent Commuter Access to the A50 & A38
- Close to Local Shops & Amenities
- No Chain Involved

### Size

Approx 630.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

B



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Let's *Talk*

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