



Welland Road, Hilton, Derby



**£130,000**



## Key Features

- Ground Floor Apartment
- 2 Double Bedrooms
- Ensuite Shower Room
- Allocated Parking
- New Boiler with 5 year warranty
- Secure Communal Entrance
- EPC rating C
- Leasehold





A well-maintained ground floor apartment situated within a modern residential development in the popular village of Hilton, offering an excellent opportunity for both investors and owner occupiers.

The property benefits from double glazing and electric heating throughout and is accessed via a communal entrance into a private hallway with doors leading to all accommodation. The open-plan living, dining and kitchen area provides a generous and practical space, fitted with a range of modern wall and base units and including an oven, hob, fridge and washing machine.

There are two double bedrooms, with the main bedroom benefitting from a private en-suite shower room. A separate family bathroom completes the accommodation and is fitted with a three-piece suite. Externally, the apartment benefits from a handy allocated parking space along with well-maintained communal areas.

The property is currently tenanted and generating £750 per calendar month, and is available with or without a tenant in situ, making it equally suitable for

investors seeking immediate income or owner occupiers planning future occupation.

Hilton is ideally located for quick access to the A50, A38 and M1, providing convenient links to Burton upon Trent, Derby city centre and East Midlands Airport.

### Communal Entrance

Secure communal entrance providing access to the apartments and well-maintained shared areas.

### Hallway

Private entrance hallway with doors leading to all rooms. The hallway benefits from two useful storage cupboards, ideal for coats, household items and general storage.

### Living Room/Kitchen 6.95m x 3.17m (22'10" x 10'5")

A generous open-plan living, dining and kitchen space, providing a bright and sociable area for everyday living. The kitchen is fitted with a range of modern wall and base units and includes an oven, hob, fridge and washing machine, with ample space for dining furniture and a seating area.

### Bedroom One 4.24m x 2.56m (13'11" x 8'5")

A well-proportioned double bedroom positioned to the rear of the apartment, benefitting from its own private en-suite shower room.





### Bedroom One Ensuite 1.88m x 1.44m (6'2" x 4'8")

Fitted with a shower enclosure, wash hand basin and WC, finished in a clean and practical style.

### Bedroom Two 3.78m x 2.45m (12'5" x 8'0")

A second double bedroom, ideal for guests, sharers, a home office or additional family use.

### Bathroom 1.86m x 2.06m (6'1" x 6'10")

A spacious family bathroom fitted with a white three-piece suite comprising a panelled bath with shower over, wash hand basin and WC.

### External

The property benefits from an allocated parking space and access to well-maintained communal grounds.

### Lease Information

Start Date: 09/03/2006 End Date: 29/03/2154

Lease Term: 150 years (less 10 days) from 29 March 2004

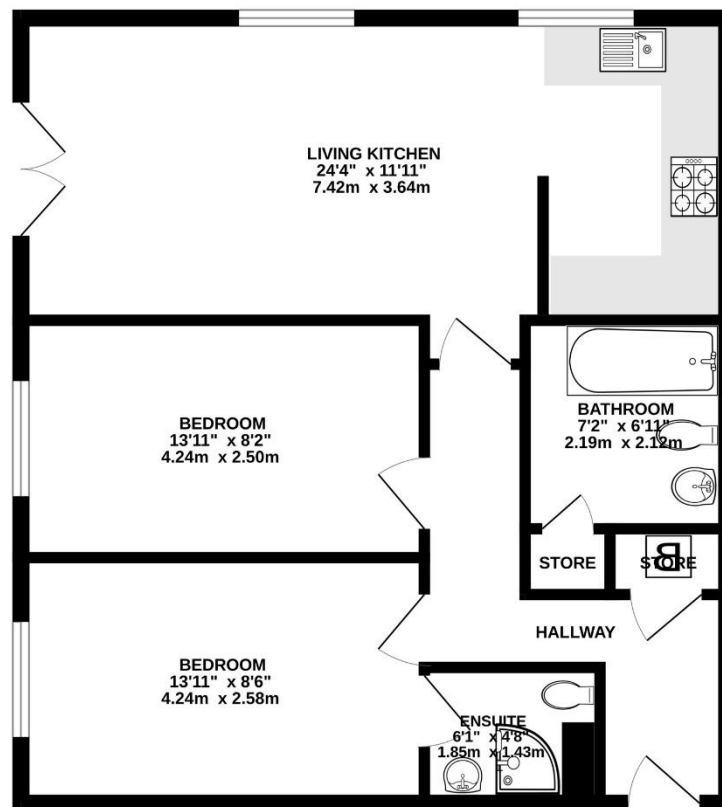
Term Remaining: 99 years

Annual Service Charge £627.98

Annual Ground Rent: £150

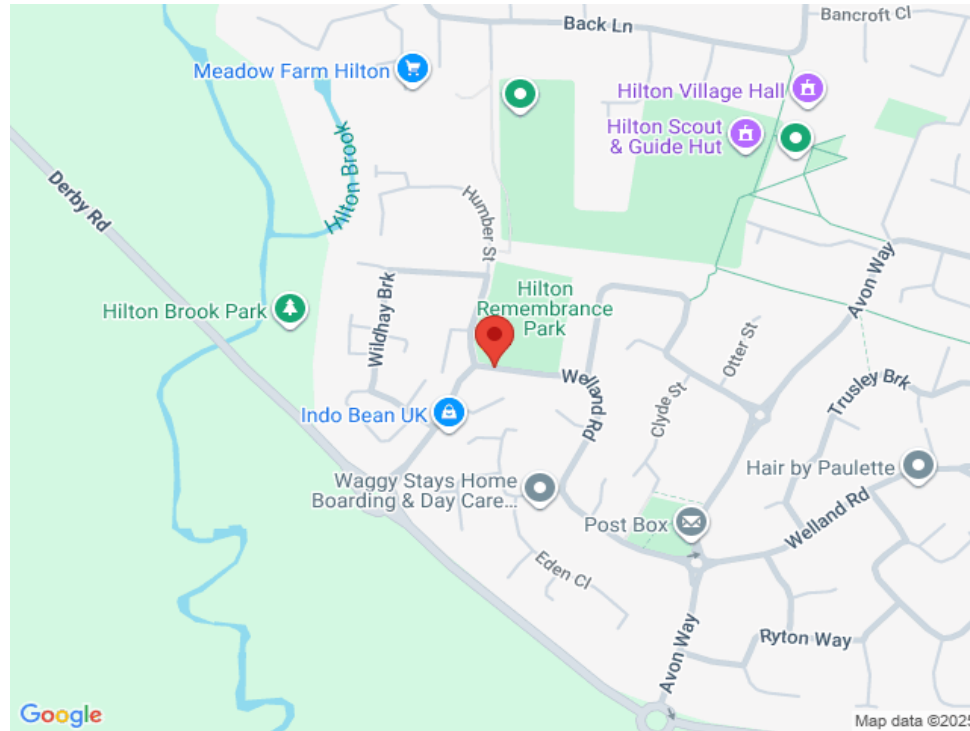


GROUND FLOOR  
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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