



SCOFFIELD STONE
estate agents



9 Thames Way, Hilton, Derbyshire, DE65 5NB

£125,000

A well-presented two-bedroom first floor apartment in Hilton, offered with no upward chain. Featuring a spacious lounge/diner, modern kitchen, fitted wardrobes, and driveway parking, this property is ideal for first time buyers, downsizers, or investors seeking a low-maintenance home with excellent transport links.

Summary Description

This well-presented first floor two-bedroom apartment offers an excellent opportunity for first time buyers, downsizers or investors alike. Situated on the southern edge of Hilton within a development of similar homes, the property is offered with no upward chain, making it a straightforward purchase.

The apartment provides a generous lounge/diner filled with natural light, along with a modern fitted kitchen featuring integrated appliances. Two good-sized bedrooms are complemented by a family bathroom with shower-over-bath. The property is finished in a neutral style throughout and is ready for immediate occupation. Practical benefits include driveway parking, gas central heating and double glazing.

Hilton is a popular Derbyshire village, well placed for both local and regional travel. The village itself provides a wide range of everyday amenities, including shops, medical centre, public houses and eateries. Families benefit from local primary schools within walking distance, while John Port Spencer Academy in nearby Etwall serves as the local secondary school. Hilton also enjoys excellent commuter links, with easy access to the A50, A38 and A514, alongside regular bus services into Derby and Burton upon Trent.

Entrance Hall

Carpeted, panelled hardwood main entrance door, radiator, access to roof space.

Lounge/Diner

17'10" x 12'0" (5.45 x 3.67)



Carpeted, front aspect upvc double glazed window, two radiators, tv and telephone points.

Kitchen

9'4" x 7'4" (2.87 x 2.24)



Having cushion flooring, rear aspect upvc double glazed window, fitted wall and floor units to wood effect with eggshell effect roll edge worktop and tiled splashbacks, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, integrated electric oven with gas hob over and extractor hood, integrated washer dryer, radiator.

Bedroom One

12'3" x 9'10" (3.75 x 3)



Carpeted, rear aspect upvc double glazed window, fitted wardrobes and dressing table, radiator, tv and telephone points.

Bedroom Two

8'6" x 8'10" (2.61 x 2.71)



Carpeted, front aspect upvc double glazed window, radiator.

Bathroom

6'9" x 5'3" (2.06 x 1.61)



Having cushion flooring, tiled splashbacks, bathtub with chrome hot and cold taps and plumbed shower over, low flush wc, pedestal wash hand basin with chrome hot and cold taps, radiator, shaving point.

OUTSIDE

The leasehold property stands on maintained grounds with communal car parking to be found at the rear.

Material Information

Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 105 years remaining (125 years from 2005)

Ground rent: £800 pa

Service charge: £600 pa

Property type: Flat

Property construction: Standard brick and block construction

Energy Performance rating: C

Number and types of room: 2 bedrooms, 1 bathroom

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed. The system was installed on 1 Apr 2015.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good

Parking: Allocated and Rear

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

Loft access: No

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Follow the link for the full report:

<https://moverly.com/sale/QgAM8HarekgN5FKpX5W58B/view>

Disclaimer

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. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. 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 firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Buying to Let?

Guide achievable rent price: £795pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Location / what3words

//evidently.deck.affirming

ID Checks for buyers



Sales: 01283 777100
Lettings: 01332 511000
www.scoffieldstone.co.uk

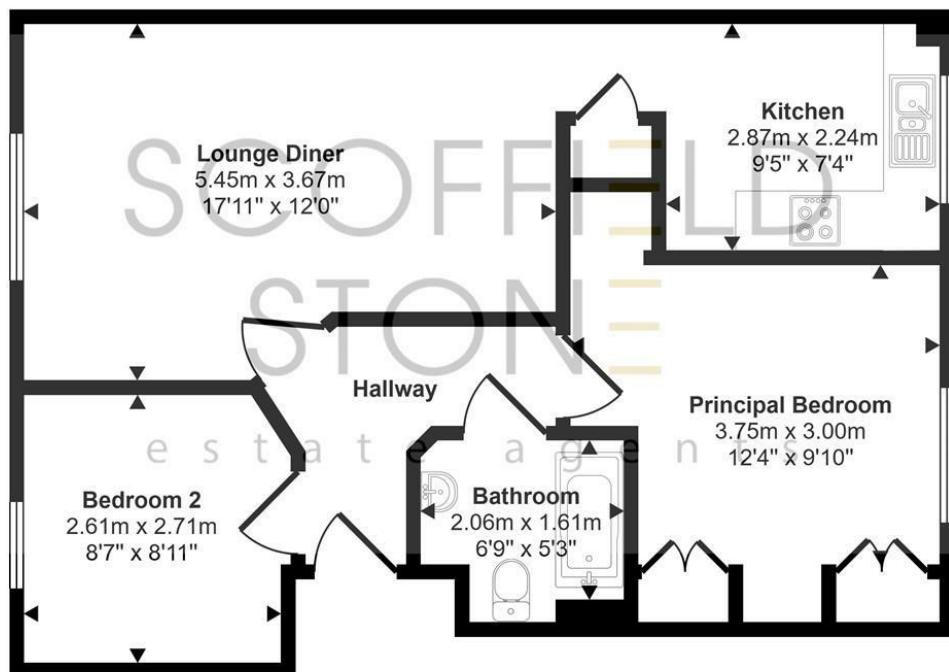
9 Thames Way, Hilton, Derbyshire, DE65 5NB

To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small charge of £25 per person to cover the cost of these checks.



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Approx Gross Internal Area
57 sq m / 609 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



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