



**S9 Buckingham House Thames Way, Hilton, Derbyshire, DE65 5NF**

**Guide Price £120,000**

CHAIN FREE - Scofield Stone are pleased to offer for sale this two bedroom second floor apartment, ideally suited to first time buyers and investors and situated in attractive apartment building towards the south of the village. The property is well presented throughout and benefits from a number of key features to include, but not limited to; designated and visitor parking; lounge with Juliette balcony; fitted kitchen with appliances. An internal inspection is highly recommended in order to appreciate the size and quality of the accommodation on offer.

## S9 Buckingham House Thames Way, Hilton, Derbyshire, DE65 5NF

### Summary Description

In brief the interior comprises; entrance hallway, lounge, kitchen, two double bedrooms, with Bedroom One having a fitted wardrobe, family bathroom.

Outside, within the communal grounds you will find one designated parking space along with a number of visitor spaces. The grounds are maintained and offer a mixture of lawn and established herbaceous borders.

Thames Way is conveniently situated for access to local amenities including shopping in Hilton, local schools including John Port Spencer Academy and two Primary Schools, public transport routes, recreational facilities including the recently developed nature walk at Hilton Valley and the Hilton gravel pits local nature reserve. The village has excellent road links to the A50 and A38.

### Entered via communal passageway to:-

#### Entrance hallway

Carpeted and neutrally decorated with built in storage cupboard, radiator, telephone point and intercom for main door entry.

#### Lounge

14'5" x 14'0" (4.41 x 4.29)



Carpeted and neutrally decorated with front aspect upvc double glazed French doors to Juliette balcony, side aspect upvc double glazed window, two radiators, tv and telephone points and double doors to: -

#### Kitchen

9'1" x 8'5" (2.77 x 2.58)



Having vinyl flooring and neutral decor with side aspect upvc double glazed window, a range of fitted wall and floor units to white with stone 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 freezer, integrated refrigerator, integrated washer/dryer, wall mounted IDEAL gas combination boiler, radiator.

#### Bedroom One

13'10" (into wardrobe) x 8'4" (4.23 (into wardrobe) x 2.55)



Carpeted and neutrally decorated with front aspect upvc double glazed French doors to Juliette balcony, fitted wardrobes, radiator, tv point.



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### Bedroom Two

8'6" x 7'6" (2.6 x 2.29)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator, access to roof space.

### Bathroom

9'4" x 5'2" (2.87 x 1.59)



Having ceramic tile effect vinyl flooring and neutral decor with part tiled walls, pedestal wash hand basin with chrome hot and cold taps, bathtub with chrome hot and cold taps and electric shower over, low flush wc, radiator.

### Outside

There is communal parking outside with grass and border landscaping. The apartment has one allocated parking space. There are four visitor parking spaces.

### Leasehold Information

Original term: 150 years

Years remaining: 134

Last ground rent: £207.32 (pa)

Last service charge: £1080.84 (pa) - To include grounds and general property maintenance (communal areas), cleaning, window cleaning and buildings insurance.

### Material Information

Council Tax Band: B

Mobility: The apartment is located on the second floor and access is via stairs only.

Air Quality: Get air quality data for this address here: <https://addresspollution.org/>

### Disclaimer

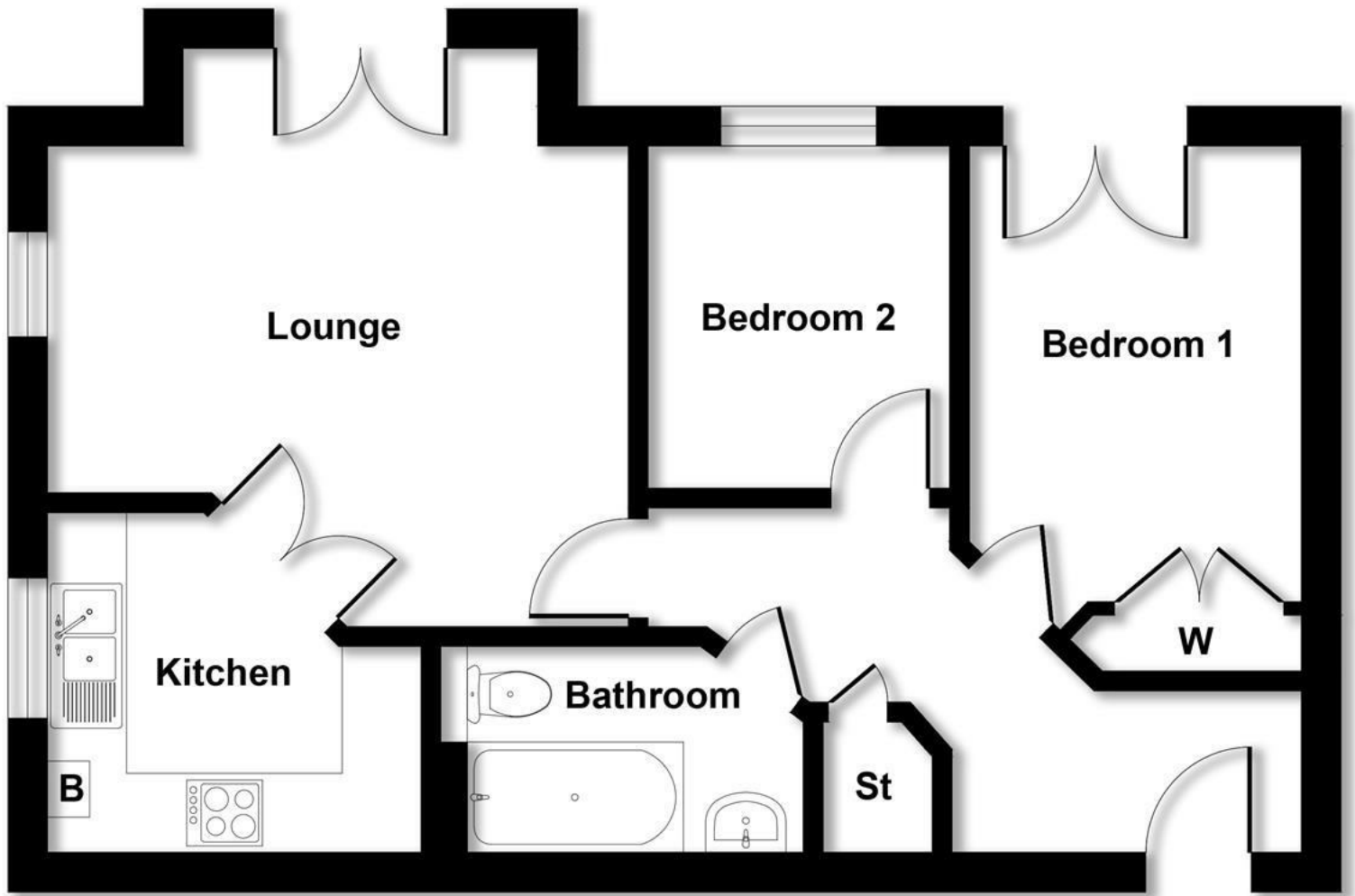
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each 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.

### Buying to Let?

Guide achievable rent price: £750pcm

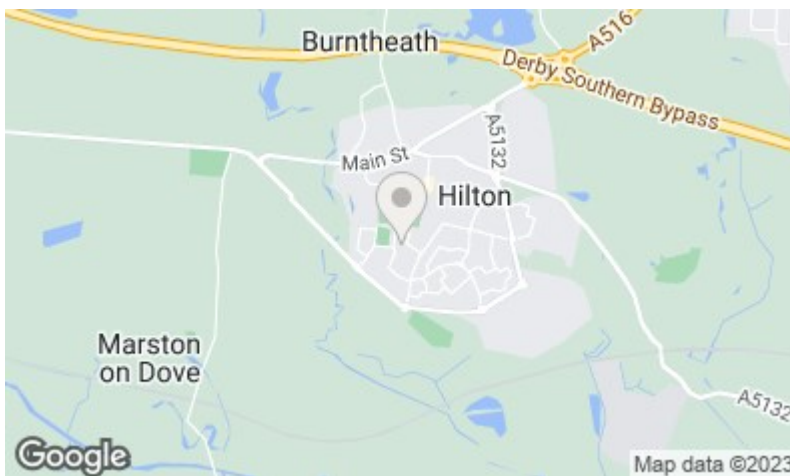
The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this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

# S9 Buckingham House



Not to Scale. Produced by The Plan Portal 2022  
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**SCOFFIELD  
STONE**  
estate agents



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			
England & Wales		EU Directive 2002/91/EC	
		79	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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