



Richmond House Welland Road
Hilton Derby



Richmond House Welland Road Hilton Derby DE65 5NR

for sale
£120,000



Property Description

A great two double bedroom apartment in the popular area of Hilton! Comprising of entrance hallway, master bedroom with ensuite, another double bedroom, family bathroom and open plan lounge/kitchen. Externally is an allocated parking space. Perfect first time buy or investment!

Entrance Hallway

Storage cupboard, laminate flooring and central heating radiator.

Kitchen/ Living Room

10' 5" x 24' 8" (3.17m x 7.52m)

Double glazed window and Juliet style balcony to side elevation, a range of wall and base units with work surface over incorporating a stainless steel sink with drainer, oven, hob, extractor hood, tiled to splash prone areas, plumbing and space for a washing machine, laminate flooring and central heating radiator.



Bedroom One

8' 5" x 13' 2" (2.57m x 4.01m)

Double glazed window to front elevation, laminate flooring and central heating radiator.

En-Suite

Wash hand basin, shower cubicle, tiled to splash prone areas, WC, extractor fan and central heating radiator.

Bedroom Two

11' 8" x 8' 1" (3.56m x 2.46m)

Double glazed window to side elevation, laminate flooring and central heating radiator.

Bathroom

Bath, WC, wash hand basin, tiled to splash prone areas, laminate flooring and central heating radiator.

Outside

Allocated parking space.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: B

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/BUT208336

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: BUT208336 - 0003