Thames Way, Hilton, Derby, DE65 5NB

Nicholas Humphreys

Offers Around £110,000

This well-presented ground floor apartment is situated in the popular village of Hilton, the accommodation includes a spacious open-plan lounge diner, fitted kitchen, two bedrooms, modern bathroom, gas central heating and allocated parking.

Conveniently located for Derby, Burton-on-Trent and local amenities.

The Accommodation
Situated within the highly regarded village of Hilton, the property enjoys convenient access to a wide range of local amenities, shops, schools and leisure facilities, whilst also benefiting from excellent transport links to both Derby and Burton-on-Trent.

The apartment forms part of a modern residential development and is accessed via a secure communal entrance with intercom entry system leading into the well-maintained communal hallway. Positioned on the ground floor, the apartment opens into a welcoming reception hallway with internal doors leading to the various rooms.

The principal living accommodation comprises a spacious open-plan lounge diner positioned to the front elevation of the building. This bright and airy room benefits from a feature bay window providing excellent natural light, together with a useful built-in storage cupboard, creating a comfortable living and dining space.

Accessed from the lounge diner is the modern fitted kitchen, which offers a selection of fitted base cupboards and drawers with matching eye-level wall units and preparation work surfaces. Integrated appliances include a built-in oven with a four-ring gas hob above, whilst additional space is provided for a washing machine and vendor owned upright fridge freezer. The kitchen is finished with ceramic tiled flooring, a single radiator and a UPVC double-glazed window overlooking the rear of the development and allocated parking area.

The apartment benefits from two bedrooms. The principal bedroom is positioned to the rear elevation and enjoys a pleasant outlook together with built-in double wardrobes, UPVC double-glazed window and radiator. The second bedroom is situated to the front aspect and offers versatile accommodation suitable as a guest bedroom, home office or additional reception space if required.

The bathroom is fitted with a modern three-piece white suite comprising a low-level WC, pedestal wash hand basin and panel bath with thermostatic mixer shower above and fitted glass shower screen. Additional features include a radiator, extractor fan and shaver point.

The property benefits from gas-fired central heating via a fitted combination boiler supplying both the domestic hot water and central heating systems.

Outside, the apartment enjoys the benefit of an allocated parking space positioned to the rear of the building.

Viewing is strictly by appointment only through the selling agent.

Hallway

Lounge Diner
5.18m max x 3.61m max (17'0 max x 11'10 max)

Kitchen
2.90m x 2.24m (9'6 x 7'4)

Bedroom One
3.89m max x 3.48m max (12'9 max x 11'5 max)

Bedroom Two
2.57m x 2.57m (8'5 x 8'5)

Bathroom
1.98m x 1.83m (6'6 x 6'0)

Leasehold
The leasehold commenced 01/01/2005 and expires 01/01/2130 with approximately 104 years remaining.
Ground rent £250
Service charge £560 every 6 months
All the above reviewed annually and subject to change.
Tenants given notice to vacate 28th August 2026.

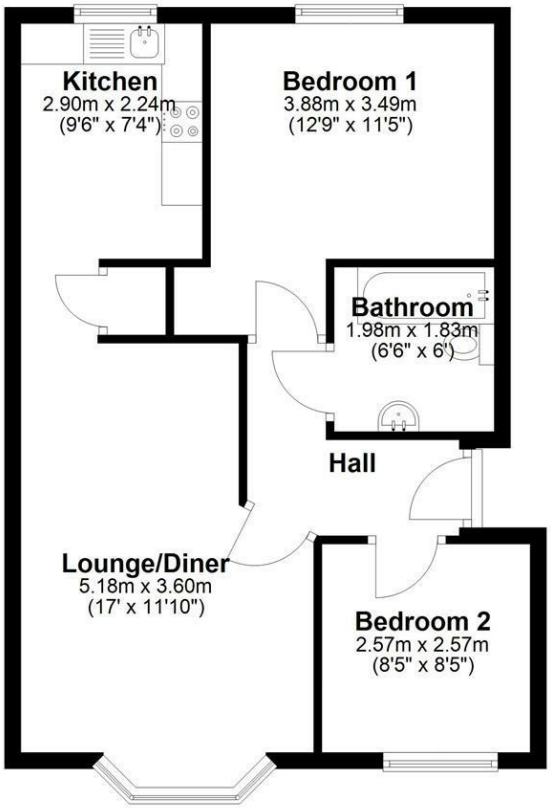
Property construction: Standard
Parking: Allocated Space in Shared Area
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: B
Local Authority: South Derbyshire council
Broadband type: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/ Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Useful Websites: www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments.

Anti-Money Laundering (AML) Requirements
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.
Please ensure you have viewed the agent’s full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change

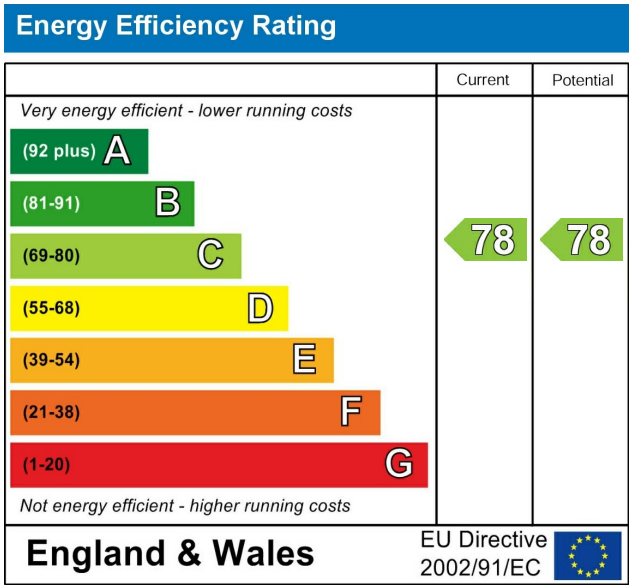
Hotpoint

Hotpoint
BOSCH

Ground Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.



This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme