

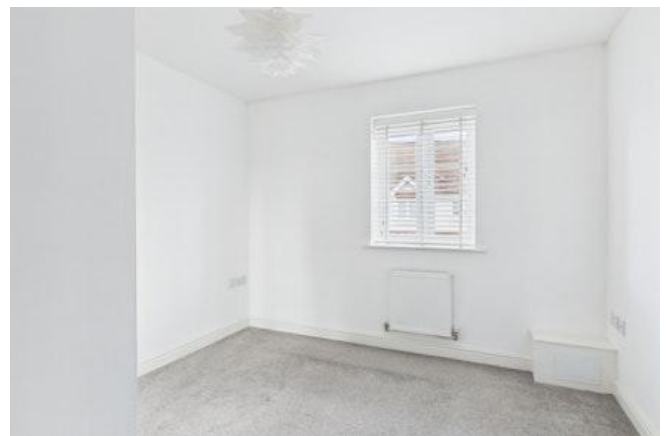
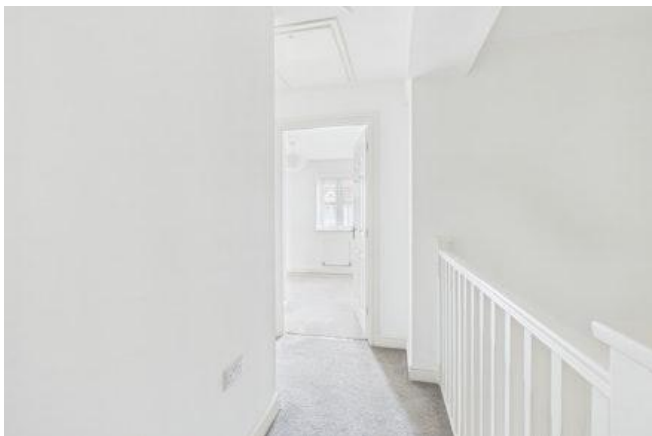
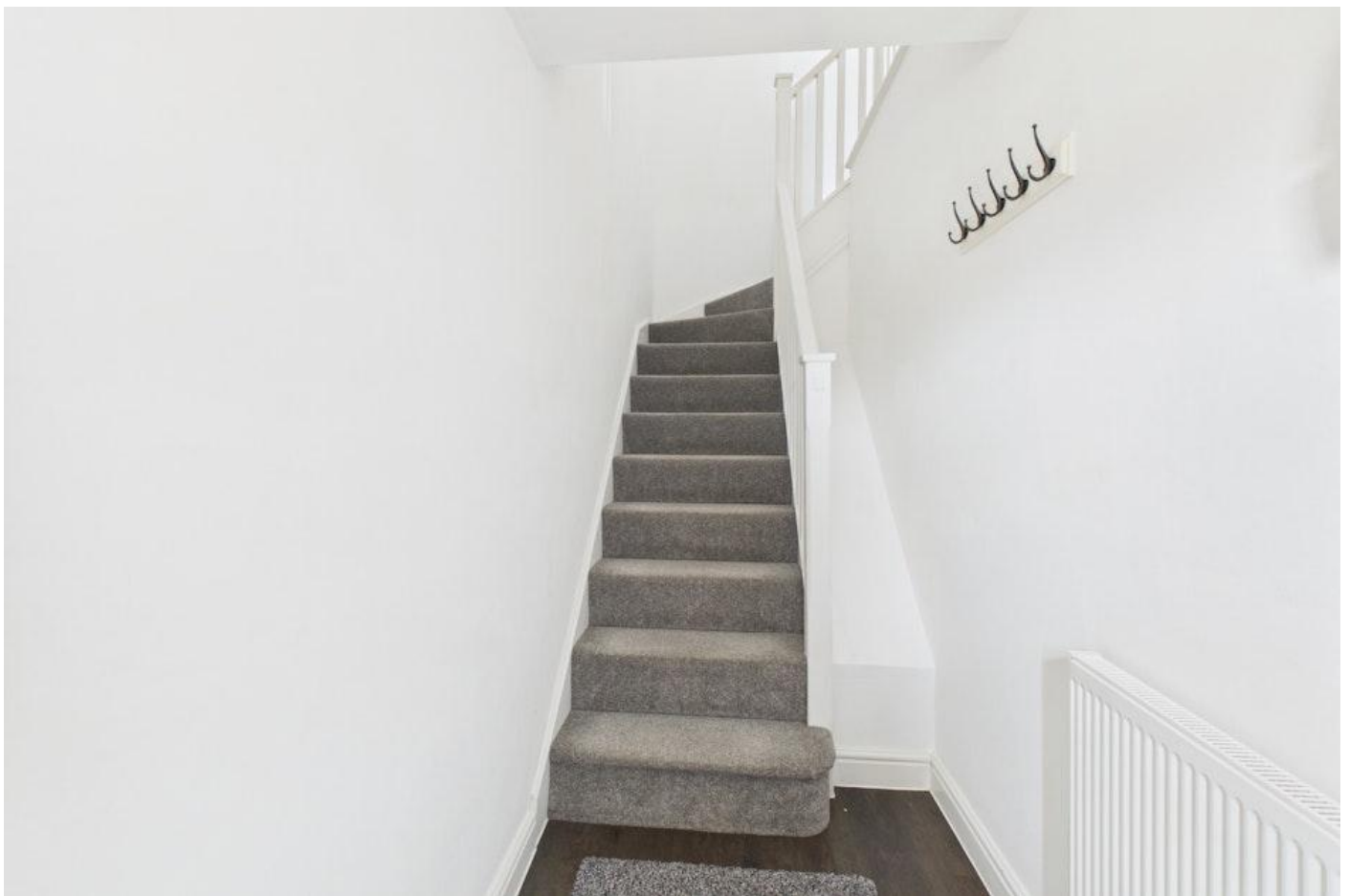


Dove Place, Hatton, Derby



£155,000

- First Floor Apartment
- Two Double Bedrooms
- Ensuite to Master
- Private Entrance
- Separate Utility
- No Onward Chain
- Beautifully Presented
- Off-Road Parking Space
- Leasehold
- EPC rating C
- Ideal for FTB or Investors
- Vacant Possession



Situated in the highly sought-after village of Hatton, this beautifully presented first floor apartment offers spacious and contemporary accommodation, making it an ideal purchase for first-time buyers, professionals or investors alike.

Accessed via its own private entrance, the property enjoys an excellent degree of privacy and features a welcoming entrance hall with stairs leading to the first-floor landing. The heart of the home is the impressive open plan kitchen/living area, a bright and spacious room with ample space for both relaxing and dining. The stylish modern kitchen is fitted with a range of high gloss units and integrated appliances, including a dishwasher & fridge freezer, creating a sleek and practical space for everyday living.

There are two generous double bedrooms, with the main bedroom benefiting from fitted wardrobes and a modern en-suite shower room, while the second bedroom is served by a contemporary family bathroom complete with a three-piece suite.



Further benefits include a useful utility room providing additional storage and laundry space, allocated parking, gas central heating and double glazing throughout.

Presented in fantastic condition and ready to move straight into, this superb apartment combines modern living with the convenience of village amenities, excellent transport links and easy access to Derby and Burton upon Trent.

External Front

The property benefits from its own private entrance accessed via a paved pathway, with attractive landscaped communal grounds and an allocated parking space located to the front.

Entrance Hall

Private entrance hall with Amtico flooring, radiator and staircase rising to the first-floor accommodation.

Landing

Spacious landing providing access to all principal rooms with loft access and useful storage.

Open Plan Living Kitchen

A superb open plan living space offering generous room for both lounge and dining furniture. Twin windows allow plenty of natural light, while the contemporary kitchen is fitted with a range of high gloss wall and base units, complementary work surfaces, integrated oven, gas hob with extractor hood over, stainless steel sink unit, integrated dishwasher & fridge freezer and space for additional appliances. Recessed spotlights and Amtico flooring complete this stylish space.

Utility Room

Useful separate utility room providing space and plumbing for laundry appliances together with additional worktop and storage space.

Main Bedroom

A spacious double bedroom featuring fitted mirrored wardrobes and enjoying the benefit of a modern en-suite shower room.

Ensuite

Fitted with a contemporary three-piece suite comprising shower enclosure, pedestal wash hand basin and low-level WC, complemented by attractive tiling and a heated towel rail.

Bedroom Two

A further generous double bedroom, ideal as a guest room, home office or nursery.

Bathroom

Well-appointed family bathroom comprising panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC with complementary tiling and contemporary fittings.

Lease Information

999 years from 1 June 2015 (988 years left)

Annual Service Charge £816


No Ground Rent Payable


Disclaimer

In line with AML regulations, Northwood (Derbyshire) Ltd must verify all purchasers' identities. The cost is £35 + VAT (£42 inc. VAT) per person, payable to our verification partner before a sale can be agreed. These particulars are issued in good faith but do not form part of any offer or contract. Details should be independently verified. Measurements are approximate, and services or appliances have not been tested. Buyers should make their own enquiries or surveys. Please contact us for clarification if travelling some distance to view.











Floor 0



Approximate total area[®]
675 ft²

Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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