



**S9 Rothwell House Otter Street, Hilton, Derby, DE65 5NH**

**£122,500**

Chain Free - A smart two-bedroom second floor leasehold apartment in Hilton, set within maintained communal grounds close to the village centre. Offers open plan living with two Juliette balconies, a fitted kitchen, modern bathroom and allocated parking. Ideal first home, investment or low maintenance base with great transport access.



## S9 Rothwell House Otter Street, Hilton, Derby, DE65 5NH

### Summary Description

Set within a well-kept development a short walk from Hilton village centre, this second-floor apartment offers a practical modern layout with a pleasant outlook over communal grounds and its own allocated parking. Well suited to first time buyers, investors and downsizers, it combines light interiors with low maintenance living and easy access to local amenities.

The apartment opens to a carpeted hallway with intercom and useful storage. A comfortable lounge and dining space features inset ceiling lighting and French doors to a Juliette balcony, creating a bright social hub. The adjoining kitchen provides shaker style units with stone effect worktops, tiled splashbacks and integrated appliances including electric oven, hob, extractor, fridge and freezer. There are two bedrooms, the main with fitted wardrobe and French doors to a second Juliette balcony, while the bathroom offers a shower over the bath, tiled surrounds and a chrome heated towel rail. Further benefits include the extra storage provided by the accessible loft space, UPVC double glazing and gas central heating.

Hilton is a popular South Derbyshire village with supermarkets, cafes, pubs, medical services and open green spaces, all within walking distance. Schooling is well regarded with Hilton Primary close by and secondary options including John Port Spencer Academy in nearby Etwell. Excellent road links put the A50, A38 and A516 within easy reach, connecting to Derby, Burton upon Trent and further afield, with regular bus services and rail links available at Willington and Tutbury and Hatton.

### Entrance Hall

Carpeted, panelled entrance door to communal hallway, intercom point, storage cupboard, radiator, access to loft space.

### Lounge/Diner

14'3" x 13'10" (4.36 x 4.24)



Carpeted, side aspect upvc double glazed window, front aspect upvc double glazed French doors to Juliette balcony, inset lights to ceiling, tv and telephone points, radiator.

### Kitchen

9'1" x 8'4" (2.78 x 2.55)



Ceramic tiled flooring, side aspect upvc double glazed window, fitted wall and floor units to shaker style in wood effect finish with stone effect roll edge worktops, tiled splashbacks, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, inset electric hob with chimney style extractor hood over, integrated electric oven, integrated fridge and freezer, radiator.

### Principal Bedroom

8'1" x 11'8" (2.47 x 3.57)



Carpeted, front aspect upvc double glazed French doors to Juliette balcony, fitted wardrobe, tv point, radiator.

### Bedroom Two

7'4" x 8'3" (2.26 x 2.54)



Carpeted, front aspect upvc double glazed window, telephone point, radiator.

### Bathroom

9'0" x 5'1" (2.76 x 1.55)



Ceramic tile flooring, inset lights to ceiling, pedestal wash hand basin with chrome monobloc tap, bathtub with chrome mixer tap and electric showerover, low flush wc, tiled splashbacks, chrome heated towel rail.

### OUTSIDE

The apartments are situated within maintained grounds. There is one allocated parking space along with a number of visitor spaces.

### Material Information

Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 128 years remaining (150 years from 2003)

Ground rent: £311.24 pa

Service charge: £1462.42 pa

Lease restrictions: Detailed in third schedule of HM Land Registry "Lease of Part"

Property type: Flat

Property construction: Standard brick and block construction

Energy Performance rating: C

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

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 7 Dec 2021.

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: Allocated and Private

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: Yes

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: Yes - insulated and boarded, accessed by: Via retractable ladder - loft hatch is lockable

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Follow the link for the full report:

<https://moverly.com/sale/HKHWLQFAnQtdita6MDqB/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: £725pcm

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**

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**ID Checks for buyers**

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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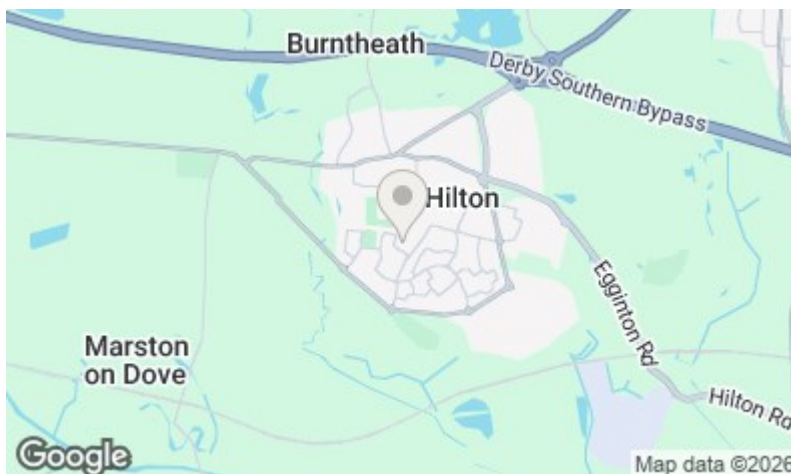


Approx Gross Internal Area  
51 sq m / 550 sq ft



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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



**Hilton Office**  
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