

SCARGILL  
MANN & CO

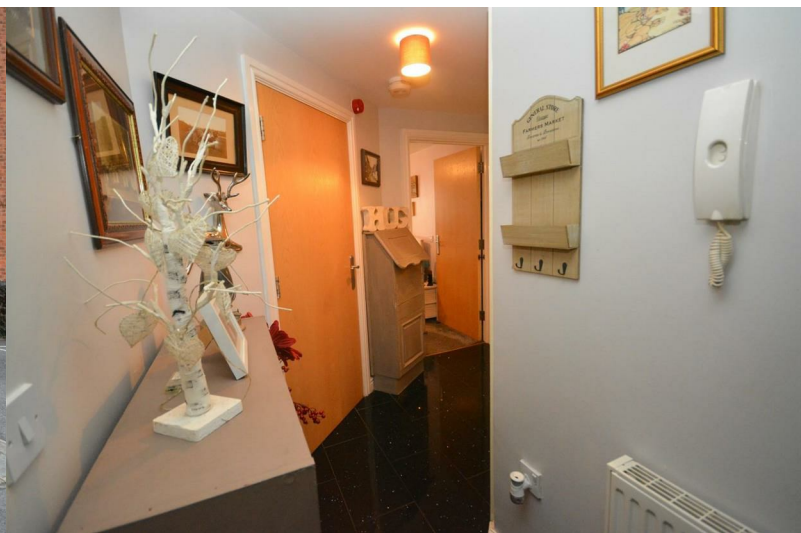
EST. 1995



## Apartment 14 Lynmouth House

Welland Road, Hilton, DE65 5NP

**Price £95,000**





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## GENERAL INFORMATION

### THE PROPERTY

A well presented one bedroom ground floor apartment situated on this popular development in Hilton. The double glazed and centrally heated accommodation is ideal for a first time buyer or investor and includes an entrance hallway, open plan lounge and kitchen, bedroom and shower room.

Outside there is an allocated parking space plus further visitors parking spaces.

### LOCATION

Hilton is a popular location with supermarket, dentist, doctors and public Inn. There is great access to the A38/A50 for travel to Derby and the further commercial centres beyond.

### ACCOMMODATION

#### COMMUNAL ENTRANCE DOOR

Provides access to:

#### COMMUNAL HALLWAY

With access to the apartment which is situated to the right hand side on the ground floor.

#### PRIVATE ENTRANCE DOOR

Provides access to:

#### RECEPTION HALLWAY

Having radiator, ceiling light point, attractive granite style flooring, large cupboard housing the electric domestic hot water and central heating boiler. Doors leading off:

#### OPEN PLAN LOUNGE & KITCHEN

10'5" x 22'9" (3.2m x 6.94m)

Incorporating:

#### LOUNGE AREA

Having window, ceiling light points and electric radiators.

#### KITCHEN AREA

Fitted with a range of base cupboards with matching wall mounted cabinets over. Worktops with tiled surrounds are inset with a stainless steel one and a half bowl sink unit with mixer tap over, plus a stainless steel electric hob with extractor over and a stainless steel integrated oven beneath. Integrated fridge, freezer and washing machine. Wood effect flooring and ceiling light point.

### BEDROOM

8'5" x 11'2" (2.59m x 3.42m)

With window to front aspect, electric radiator and ceiling light point.

### BATHROOM

6'11" x 5'11" (2.12m x 1.81m)

Fitted with a panelled bath with mixer taps and electric shower over with glazed side screen, pedestal hand wash basin and W.C., attractive tiled surrounds, granite effect flooring, electric radiator and recess ceiling down lights.

### OUTSIDE

There is an allocated parking space plus further visitors parking spaces.

### LEASEHOLD

Our client advises us that the property is leasehold for an original term of 106 years with 99 years remaining on the lease. The fee for ground rent and the service charge is currently £1223.40 PA which is payable 6 monthly.

### AGENTS NOTES

If you have accessibility needs, please contact the office before viewing this property.

If a property is within a conservation area, please be aware that Conservation Areas are protected places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation area requires permission from the relevant authority, subject to certain exclusions.

### CURRENT UTILITY SUPPLIERS

Gas

Electric

Water - Mains

Sewage - Mains

Broadband supplier

### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

Tel: 01283548194

## BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>  
<https://www.openreach.com/>

## SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

## CONSTRUCTION

Standard Brick Construction

## COUNCIL TAX BAND

South Derbyshire District Council - Band A

## MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS'

PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

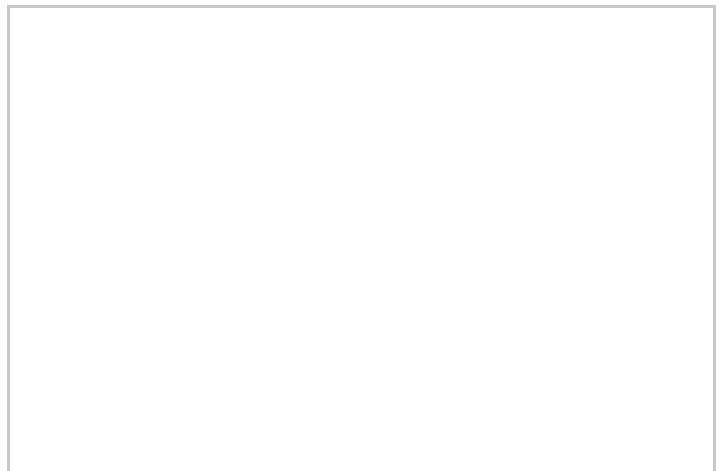
FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

## CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

## VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 01/2026)  
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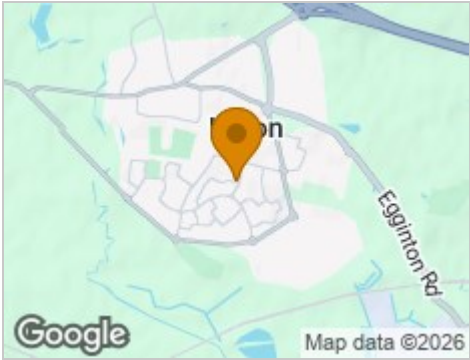
Road Map



Hybrid Map



Terrain Map



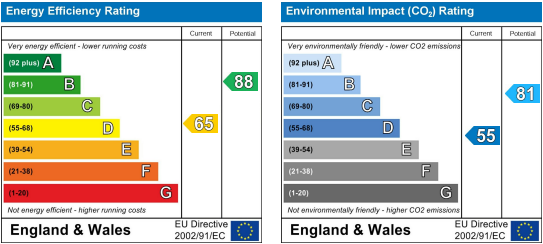
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. 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.