

**Apartment 2, Richmond House Welland Road, Hilton, Derby, DE65 5NR**

**£122,500**

A ground floor two bedroom apartment in Hilton, Derbyshire, with allocated parking and views towards the village Remembrance Garden. Open plan lounge, dining and kitchen, principal bedroom with en suite shower room, plus a separate bathroom and useful storage. All electric, set within maintained grounds.



Sales: 01283 777100  
Lettings: 01332 511000  
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### Summary Description

Set on the ground floor of a modern apartment block on the southern edge of Hilton, Derbyshire, this two bedroom apartment enjoys a pleasant outlook towards the village Remembrance Garden. With allocated parking to the rear and maintained communal grounds to the front, it is a practical, low maintenance home that will suit first time buyers, downsizers, or investors looking for a well located apartment in a popular South Derbyshire village.

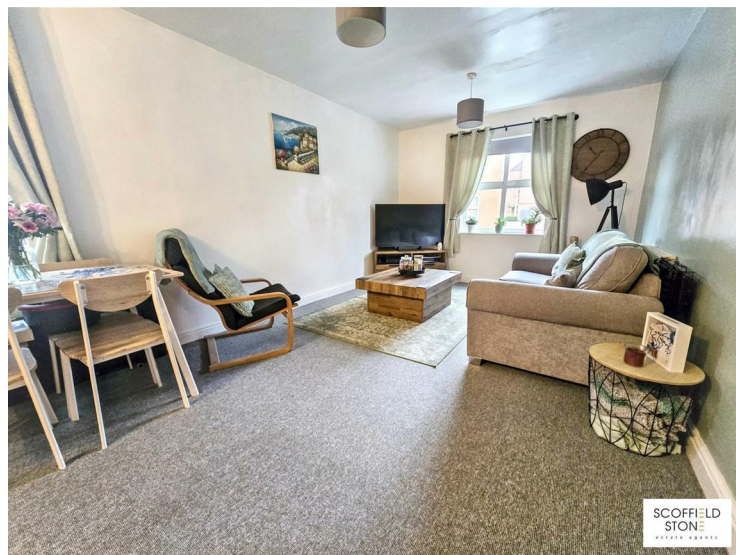
Inside, the entrance hall includes an intercom system and a useful airing cupboard. The open plan lounge, dining space and kitchen creates a sociable main living area, with dual aspect windows, two radiators, and TV and internet points. The kitchen is fitted with shaker style wall and base units, stone effect worktops, tiled splashbacks, an integrated electric oven, and an electric hob with extractor, plus space and plumbing for appliances. Bedroom one is a comfortable double and benefits from an en suite shower room with plumbed shower, basin and WC. Bedroom two offers flexibility for guests, a home office, or nursery. A separate bathroom includes a bath with shower attachment and a handy walk in storage cupboard. The property is all electric.

Hilton is well served by local amenities including shops, takeaways, parks and everyday services, with reputable schooling options nearby. For commuters, the village provides straightforward access to the A50 and A38 for routes towards Derby, Burton upon Trent and beyond, with regular bus links and wider rail connections available from Derby.

### Entrance Hall

### Lounge/Diner

17'9 x 10'3 (5.41m x 3.12m)



Carpeted, front and side aspect upvc double glazed window, two radiators, tv point, internet access point.

### Kitchen

5'11 x 9'0 (1.80m x 2.74m)



Having cushion flooring, side aspect upvc double glazed window, fitted wall and floor units to shaker style, stone effect roll edge worktops and tiled splashbacks, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, integrated electric oven, electric hob with extractor hood over, under counter space and plumbing for appliances.

### Bedroom One

13'11 x 8'4 (4.24m x 2.54m)



Carpeted, front aspect upvc double glazed window, radiator.

### En Suite Shower Room

6'0 x 4'6 (1.83m x 1.37m)

Carpeted, inset lights to ceiling, tiled splashbacks, pedestal wash hand basin with chrome monobloc tap, shower enclosure with plumbed shower, low flush wc, radiator.

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## Bedroom Two

13'8 x 8'0 (4.17m x 2.44m)



Carpeted, front aspect upvc double glazed window, radiator.

## Bathroom

5'5 x 6'7 (1.65m x 2.01m)



Ceramic tile effect cushion flooring, inset lights to ceiling, tiled splashbacks, pedestal wash hand basin with chrome monobloc tap, low flush wc, bathtub with chrome mixer tap having shower attachment, radiator, walk in storage cupboard.

## OUTSIDE

Car parking is provided by the allocated space at the rear of the building; there is also one visitor spot. The block stands within maintained grounds with an attractive lawn and tree planting to the front.

## Material Information

Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 128 years remaining (150 years from 2004)

Ground rent: £310.94 pa

Service charge: £1371.8 pa

Property type: Flat

Property construction: Standard brick and block construction

Energy Performance rating: C

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

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Electricity-powered central heating is installed. The system was installed at an unknown date.

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: Allocated

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: No

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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.

View Material Information Certificate:

<https://moverly.com/sale/SVLBLaJBTuHQHdMCkekcMx/view>

## Buying to Let?

Guide achievable rent price: £800pcm

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. Scofield 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.

## 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



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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.

### Location / what3words

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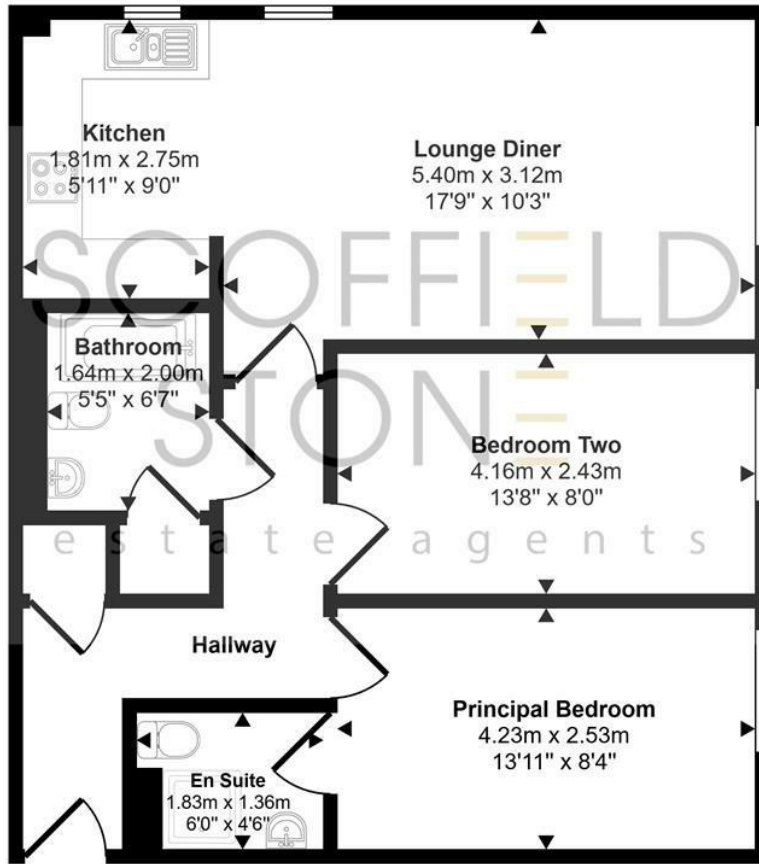
### ID Checks for buyers

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 non-refundable charge of £25 per person to cover the cost of these checks.



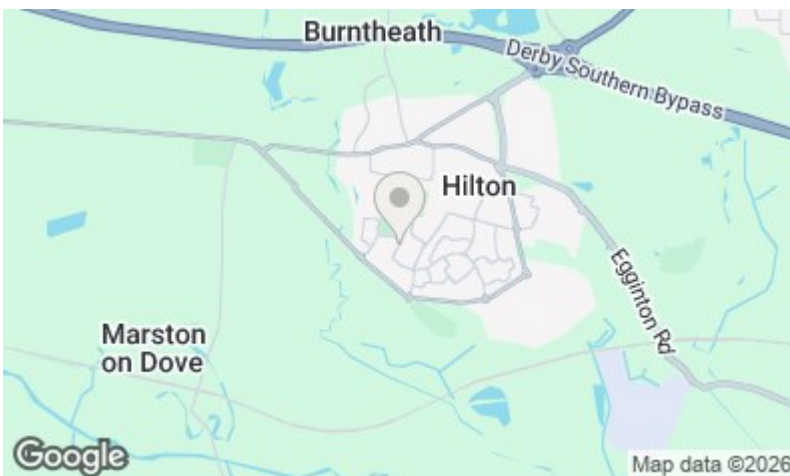
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Approx Gross Internal Area  
62 sq m / 663 sq ft



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) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 72                      | 75        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 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) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



**Hilton Office**  
Unit 6, Neighbourhood Centre  
Witham Close,  
Hilton, Derby DE65 5JR

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