



**9 Humber Street, Hilton, Derby, Derbyshire, DE65 5NW**

**£125,000**

Chain Free - A second floor, two bedroom apartment on the western edge of Hilton with views over the Remembrance Park. Open plan living, two double bedrooms, en suite and main bathroom, plus boarded loft storage. Includes an allocated parking space and a garage for added everyday convenience.

### Summary

Set on the western edge of Hilton, Derbyshire, this well presented second floor, two bedroom leasehold apartment enjoys an open outlook across Hilton Remembrance Park. Positioned within a development of similar properties, it is a great option for first time buyers, downsizers or investors seeking a low maintenance home, with the added benefit of an allocated parking space and a garage.

Accessed via the communal hallway with stairs to the second floor, the apartment opens into a welcoming entrance hall with an electric heater, telephone intercom system, store and airing cupboard, plus boarded loft access for extra storage. The open plan living, dining and kitchen area is light and sociable, with four front facing uPVC double glazed windows taking in the park views and two electric heaters. The kitchen is fitted with wall and base units, laminate work surfaces and tiled splashbacks, plus a stainless steel sink and drainer, electric oven and hob with extractor, and space for a washing machine and fridge freezer. Both bedrooms are comfortable doubles, with bedroom one also benefiting from fitted wardrobes and a modern en suite shower room. A separate bathroom completes the accommodation. Outside, the residents car park provides the allocated space, and there is a single garage with an up and over door, set among well maintained communal gardens.

Hilton is a popular South Derbyshire village with a good choice of local shops, cafes, pubs and everyday services, along with leisure facilities and green spaces. Schooling is available within the village and nearby areas, and the location suits commuters with convenient access to the A50 and A38 for Derby, Burton and the wider region. Regular bus services connect to surrounding areas, while East Midlands Airport and rail links from Derby are within easy reach.

### Communal Entrance Hallway

Entering the apartment building from either the lawned front or rear from the car park with stairs leading to the second floor.

### Reception Hall

Main front door leading into a hallway and reception area with electric heater, store and airing cupboard, telephone intercom system and loft access being boarded for further storage.

### Open Plan Living Area

22'11" x 12'11" max (6.99m x 3.95m max)



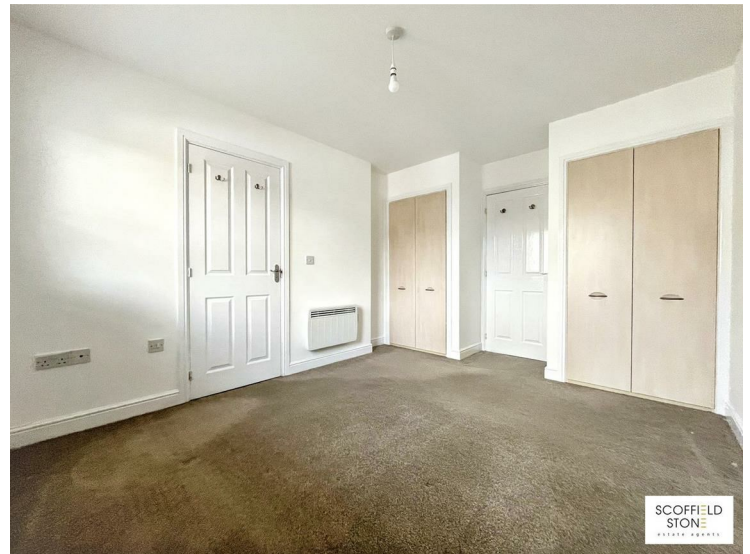
A superb open plan room with two electric heaters and four front-facing uPVC double-glazed windows overlooking the Remembrance Park providing walks and seating.

The kitchen area is fitted with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, tiled splashback, stainless steel sink and drainer, electric oven

and hob with extractor fan over, space for a washing machine and fridge freezer.

### Bedroom One

11'1" plus doorway x 9'9" (3.38m plus doorway x 2.98m )



Having two fitted wardrobes, two uPVC double-glazed windows overlooking the rear aspect and car park area, electric heater and door off to:

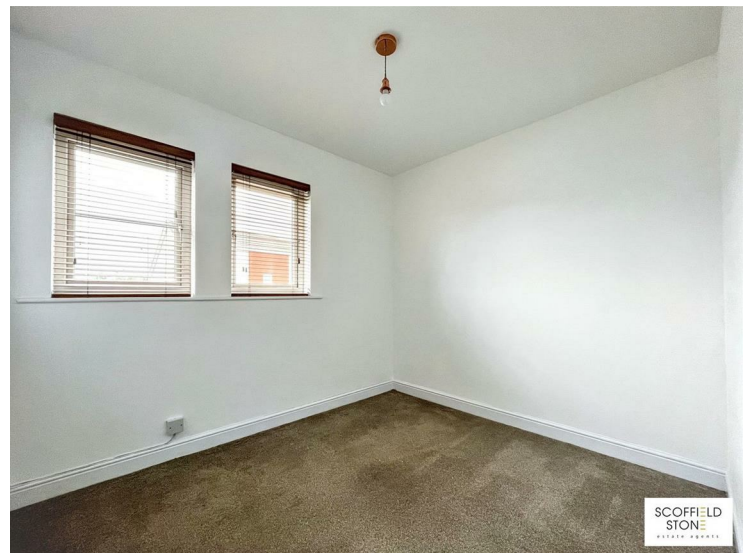
### En-Suite Shower Room

9'3" x 3'2" (2.82m x 0.99m )

Fitted with a white three-piece suite comprising; shower cubicle, wash basin and low-level WC, vinyl flooring, extractor fan and electric heater.

### Bedroom Two

6'6" 14'4" plus doorway x 9'1" (2.44m plus doorway x 2.79m )



Having two uPVC double-glazed windows to the rear aspect and electric heater.

## Bathroom

6'3" x 5'6" (1.92m x 1.70m )



Fitted with a classic three-piece white suite comprising: Panelled bath, wash basin and low-level WC. Vinyl flooring, extractor fan and electric heater.

## Outside, parking and garage



Resident's car park with allocated space, garage with up and over door and surrounding well maintained gardens.

## Material Information

Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 978 years remaining (999 years from 2005)

Ground rent: £200 pa

Service charge: £1720.94 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: Room heaters only is installed.

Heating features: Double glazing

Broadband: Cable

Parking: Garage and Driveway

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: From the hallway of the flat.

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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.

For further information please visit:

<https://moverly.com/sale/GsYp9qzL34U6DzbEnSe6vK/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.

## What3Words Location

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## 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

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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.

### ID Checks for buyers

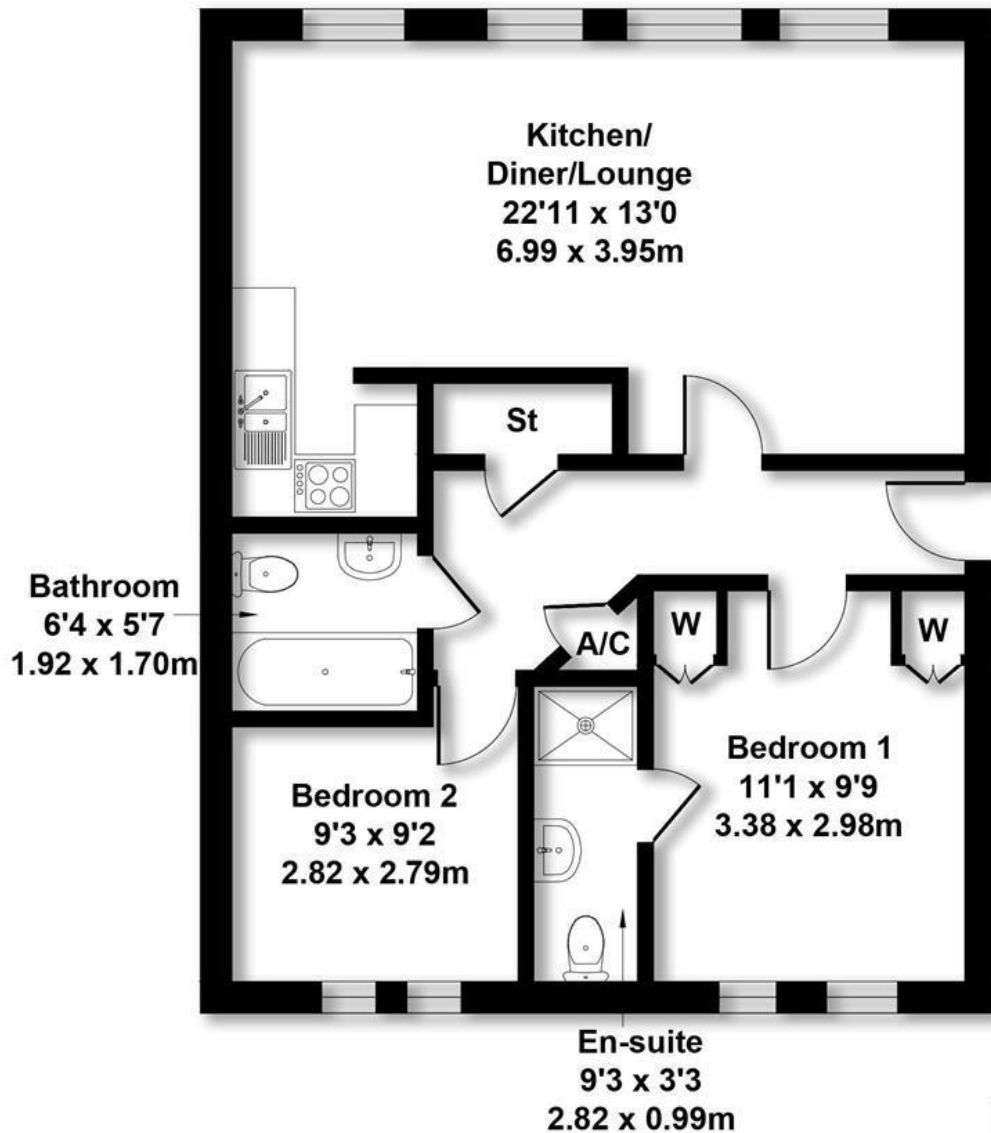
To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small non-refundable charge of £25 per person to cover the cost of these checks.



Sales: 01283 777100  
Lettings: 01332 511000  
[www.scofieldstone.co.uk](http://www.scofieldstone.co.uk)

# 9 Humber Street

Approximate Gross Internal Area  
678 sq ft - 63 sq m



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 84        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 72                      |           |
| (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 |                         |           |
| 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) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                | 70                      | 68        |
| (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 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



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

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