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**F6, Buckingham House Thames Way, Hilton, Derby, DE65 5NF**

**£110,000**

Presenting for sale, this chain-free first-floor flat with two spacious double bedrooms, a versatile reception room, fully-equipped kitchen, parking facility, and optimal location near public transport, schools, amenities, and parks—ideal for couples, sharers, and investors.

### Summary Description

Presenting this first floor flat for sale, ideally suited for couples, sharers, or investors. This property offers an opportunity to acquire a neutrally decorated, chain-free home that is ready for immediate occupation.

The flat boasts two spacious double bedrooms, each promising a comfortable retreat after a long day. The first bedroom is outfitted with built-in wardrobes, providing ample storage space, as well as a charming Juliette balcony, bringing in an abundance of natural light. The second bedroom also features generous proportions and is equally appealing.

Complementing the bedrooms is a three-piece bathroom, creating a serene environment for daily routines. The inviting reception room serves as a versatile space, perfect for both relaxing and entertaining, easily morphing from a cosy lounge to a lively diner.

The property is complete with a fully-equipped kitchen, where culinary magic happens. It is both practical and stylish, ideally suited for the modern-day cook.

One of the unique features of this property is the parking facility, a rare find in such a prime location. Speaking of location, this flat is optimally situated with public transport links, schools, amenities, and parks all nearby, making it a convenient living space.

In summary, this flat encapsulates all the elements of modern living while also offering a cosy and comfortable atmosphere. Make the most of this opportunity to secure a property that is not only a place to live, but an investment for the future.

### Entrance Hall

Galvanised main entrance door, intercom point, telephone point, radiator, storage cupboard.

### Lounge/Diner

19'2" x 17'1" (5.85 x 5.22)

An octagonal shaped space with double aspect upvc double glazed windows and French doors to Juliette balcony, tv and telephone point, radiator.

### Kitchen

12'8" x 5'2" (3.87 x 1.59)

Having a range of fitted wall and floor units to cream with stone effect roll edge worktop and tiled splashbacks. Inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, integrated electric oven with gas hob over and extractor hood, integrated washer/dryer, under counter space and plumbing for appliances. Side aspect upvc double glazed window, radiator.

### Bedroom One

12'3" x 8'4" (3.74 x 2.56)

Upvc double glazed French doors to Juliette balcony, tv point, fitted wardrobe, radiator.

### Bedroom Two

8'5" x 11'11" (2.59 x 3.65)

Front aspect upvc double glazed window, radiator.

### Bathroom

White, three piece bathroom suite, electric shower over bath, radiator.

### Outside

The property is surrounded by maintained, communal grounds. There is one allocated parking space, along with some visitor parking.

### Material Information

This listing has been introduced by a third party, with the owner not being involved with the sale transaction. As such, we are unable to advise any details covered by the heading of Material Information.

### 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.

### Buying to Let?

Guide achievable rent price: £775 pcm

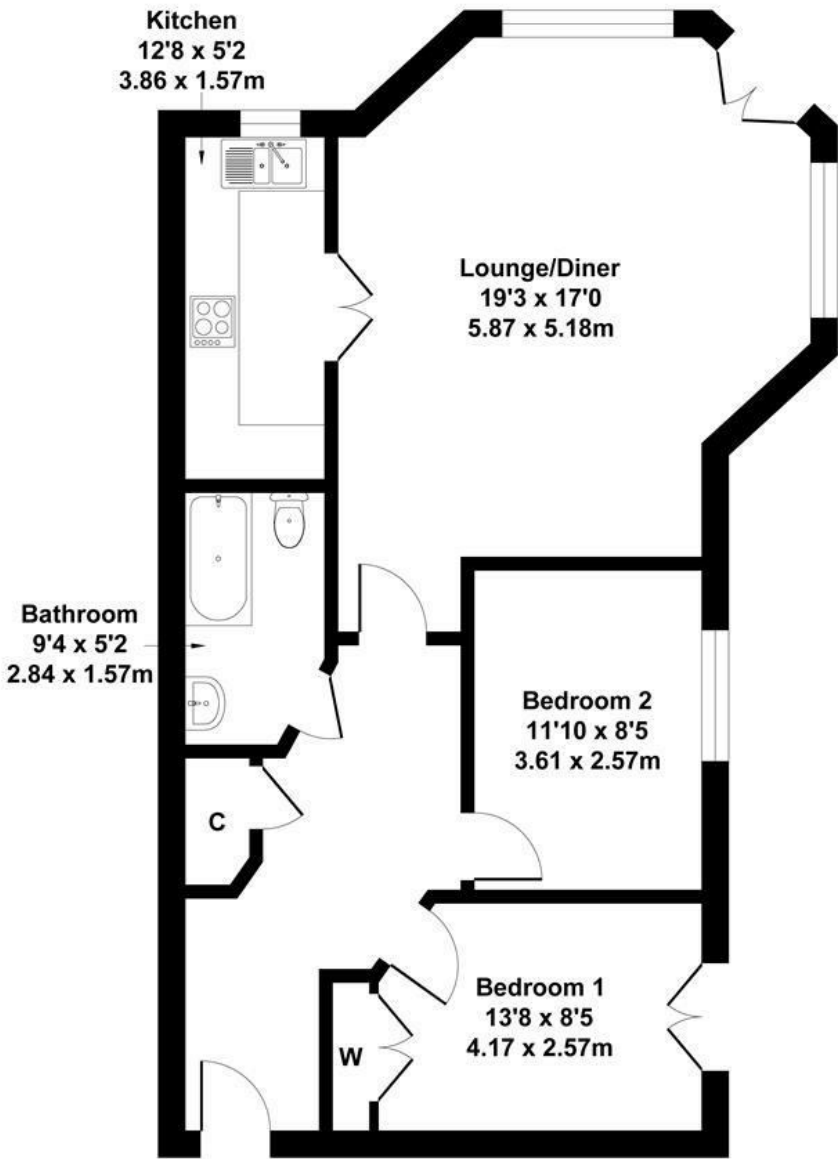
The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

### Location / what3words

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F6, Buckingham House

Approximate Gross Internal Area  
788 sq ft - 73 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (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 |           |



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