

**9 Hamble Way, Hilton, Derby, DE65 5NT**

**Offers In The Region Of £149,950**

\* NO CHAIN \* A stylish and well-presented two-bedroom apartment in Hilton with countryside views, allocated parking, and maintained grounds. Ideal for first-time buyers, downsizers or investors, the property offers a modern kitchen/diner, en suite shower room, and easy access to local amenities, schools, and road links to Derby and beyond.



## 9 Hamble Way, Hilton, Derby, DE65 5NT

### Summary Description

This beautifully presented two-bedroom leasehold apartment offers an excellent opportunity for first-time buyers, downsizers, or investors. Set at the edge of Hilton village, it enjoys open countryside views to the south and sits within well-maintained communal grounds with allocated parking.

Internally, the apartment is neutrally decorated throughout with a combination of carpet and wood-effect cushion flooring. The spacious lounge and adjoining kitchen/diner are located at the rear, each featuring double glazed windows, Venetian blinds, and inset ceiling lighting. The kitchen is fitted with modern cream units, stone-effect worktops, tiled splashbacks, and integrated cooking appliances, with ample space and plumbing for additional white goods.

The main bedroom benefits from fitted wardrobes and an en suite shower room with stylish fittings, including a heated towel rail. Bedroom two is a well-proportioned double with views to the rear, while the main bathroom includes a full suite with shower-over-bath, tiled finishes, and chrome fixtures. Further features include a useful entrance hallway with airing and storage cupboards, electric heating, and intercom entry.

Located in the sought-after South Derbyshire village of Hilton, the apartment is ideally placed for commuters, with swift access to the A50, A38 and M1 corridors. The village itself offers a wide range of amenities including shops, eateries, and a supermarket. Excellent public transport links connect the area to Derby and Burton, while several well-regarded local primary and secondary schools make it a practical location for families and professionals alike.

### Entrance Hall

Having wood effect cushion flooring and neutral decor with inset lights to ceiling, wall mounted electric heater, airing cupboard with hot water cylinder, built-in storage cupboard, intercom to main entrance.

### Lounge

13'8" x 12'9" (4.19 x 3.89)



Having wood effect cushion flooring and neutral decor with rear

aspect upvc double glazed windows, fitted Venetian blinds, inset lights to ceiling, wall mounted electric heater, tv and telephone points.

### Kitchen/Diner

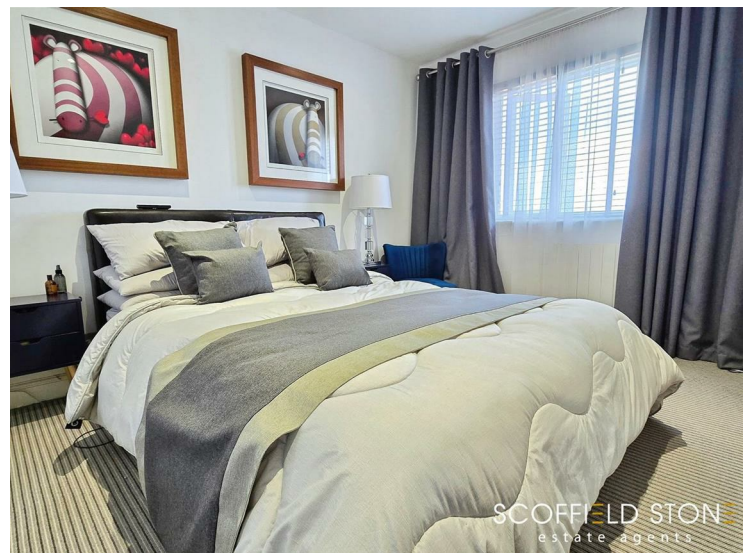
13'6" x 11'10" (4.13 x 3.63)



Having wood effect cushion flooring and neutral decor with rear aspect upvc double glazed windows, fitted Venetian blinds, fitted wall and floor units to cream with stone effect roll edge worktops and tiled splashbacks, integrated electric oven with inset induction hob with chimney style extractor hood over, under counter space and plumbing for appliances, wall mounted electric heater, inset lights to ceiling.

### Bedroom One

11'9" x 9'6" (3.59 x 2.92)



Carpeted and neutrally decorated with front aspect upvc double glazed window, fitted Venetian blind, fitted wardrobes, inset lights to ceiling, wall mounted electric heater.

### En Suite Shower Room

Having wood effect cushion flooring and neutral decor with front



aspect obscure upvc double glazed window, inset lights to ceiling, low flush wc, wash hand basin with chrome monobloc tap and tiled splashback set to vanity unit, shower cubicle with plumbed shower and tiled splashbacks, shaving point, heated towel rail.

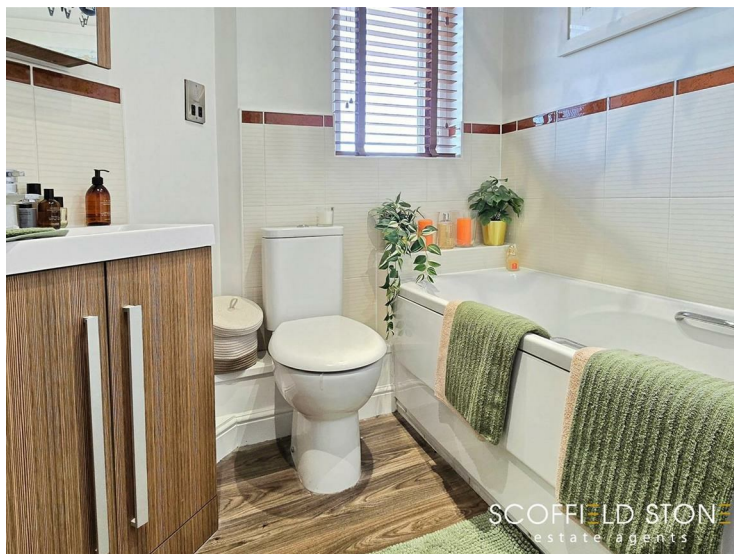
### Bedroom Two

9'9" x 8'11" (2.98 x 2.73)



Having wood effect cushion flooring and neutral decor with fitted Hammond's furniture with rear aspect upvc double glazed windows, fitted Venetian blinds, inset lights to ceiling, electric wall heater.

### Bathroom



Having wood effect cushion flooring and neutral with front aspect obscure upvc double glazed window, inset lights to ceiling, bathtub with chrome mixer tap having shower attachment, tiled splashbacks, low flush wc, wash hand basin with chrome monobloc tap set to vanity unit, shaving point, heated towel rail.

### OUTSIDE



There is allocated parking for one vehicle at the rear of the building. The property stands on maintained grounds.

### Material Information

Verified Material Information

Council tax band: B

Tenure: Leasehold

Lease length: 999 years remaining (979 years from 2005)

Ground rent: £200 pa

Service charge: £1833 pa

Lease restrictions: As per lease holder agreement available from E&J Estates

Property type: Flat

Property construction: Standard undefined construction

Energy Performance rating: D

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: FTTP (Fibre to the Premises)

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: No

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

For additional material information, please follow the link:  
<https://moverly.com/sale/U5s8ZezRZ1JcvBxEh6jSLG/view>

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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.

### Buying to Let?

Guide achievable rent price: £900pcm

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.

### 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.

### Location / what3words

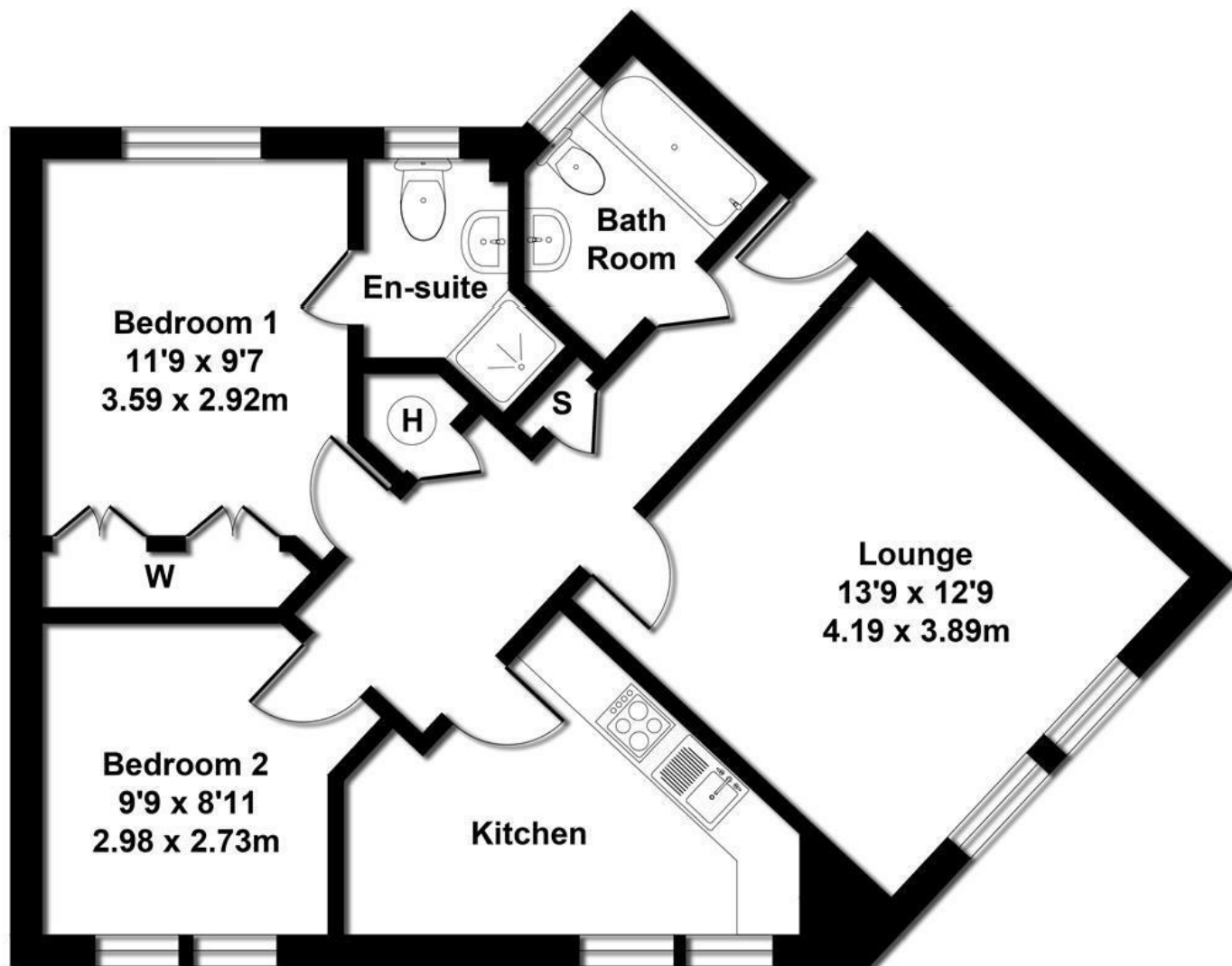
what3words ///reclusive.novels.building



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# 9 Hamble Way

Approximate Gross Internal Area  
732 sq ft - 68 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	



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

**t:** Sales 01283 777100  
**t:** Lettings 01332 511000  
**e:** [info@schofieldstone.co.uk](mailto:info@schofieldstone.co.uk)  
**w:** [www.schofieldstone.co.uk](http://www.schofieldstone.co.uk)

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