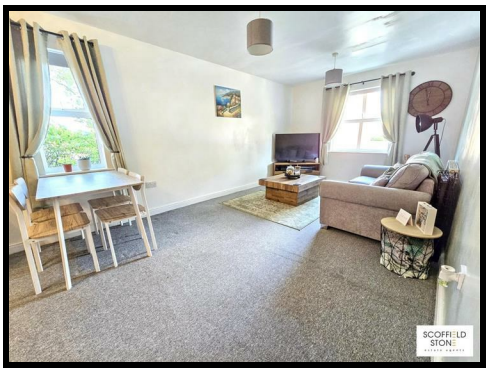
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Sold



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

Offers Around £105,000

A well presented ground floor apartment enjoying a pleasant outlook towards Hilton's village Remembrance Garden, complete with allocated parking, maintained communal grounds and a practical two bedroom layout. Offering open plan living, a fitted kitchen, principal bedroom with en suite, second bedroom, separate bathroom and useful storage, this low maintenance home is ideal for first time buyers, downsizers, cash purchasers or buy to let investors.

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

Summary Description

Positioned on the ground floor of Richmond House, this attractive two bedroom apartment offers easy living in a convenient village setting on the southern edge of Hilton. With views towards the village Remembrance Garden, allocated parking to the rear and well kept communal grounds to the front, the property combines practicality, comfort and a location that continues to appeal to a wide range of buyers.

The accommodation is arranged around a welcoming entrance hall, complete with intercom entry system and a useful airing cupboard. The open plan lounge, dining area and kitchen forms the heart of the home, creating a bright and sociable living space with dual aspect windows, room to relax and dine, plus 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 electric hob with extractor over, together with space and plumbing for appliances.

Bedroom one is a comfortable double room and benefits from its own en suite shower room, fitted with a shower enclosure, wash basin and WC. Bedroom two is also a well proportioned room, ideal as a guest bedroom, home office, nursery or dressing room. A separate bathroom includes a bath with shower attachment, wash basin, WC and a handy walk in storage cupboard.

Hilton remains a popular South Derbyshire village, offering everyday amenities including shops, takeaways, green spaces and local services, with schooling options nearby. For commuters, the village provides straightforward access to the A50 and A38, offering routes towards Derby, Burton upon Trent and beyond, with regular bus links and wider rail connections available from Derby.

Entrance Hall

A welcoming entrance area providing access to the main accommodation, with intercom entry system and a useful airing cupboard.

Lounge/Diner

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



A bright and comfortable open plan reception space with front and side facing UPVC double glazed windows, creating a pleasant dual aspect feel. There is ample room for both seating and dining furniture, making this a sociable everyday living area. Finished with carpet flooring, two radiators, TV point and internet access point.

Kitchen

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



A practical fitted kitchen with cushion flooring and a side facing UPVC double glazed window. The kitchen features shaker style wall and base units, stone effect roll edge worktops and tiled splashbacks, together with an inset stainless steel sink with drainer, vegetable preparation bowl and chrome mixer tap. Integrated appliances include an electric oven and electric hob with extractor hood over, with under counter space and plumbing for further appliances.

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



A useful private en suite fitted with shower enclosure and plumbed shower, pedestal wash hand basin with chrome monobloc tap and low flush WC. Finished with tiled splashbacks, inset ceiling lights and 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.

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



A versatile second bedroom with front facing UPVC double glazed window, carpet flooring and radiator. This room works well as a guest bedroom, home office, nursery or hobby space, depending on the buyer's needs.

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



A well arranged bathroom fitted with bathtub and chrome mixer tap with shower attachment, pedestal wash hand basin with chrome monobloc tap and low flush WC. Finished with ceramic tile effect cushion flooring, tiled splashbacks, inset ceiling lights and radiator. A walk in storage cupboard provides valuable additional storage..

OUTSIDE
The property benefits from an allocated parking space to the rear of the building, with one visitor space also available. Richmond House stands within maintained communal grounds, with an attractive lawned frontage and tree planting creating a pleasant setting.

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

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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

IMPORTANT - MORTGAGE AVAILABILITY

Due to the ownership mix within the development, some high street lenders may apply additional criteria for residential purchases. However, there are lenders in the market who will consider the property, and buyers are encouraged to seek independent mortgage advice to explore the options available.

The apartment would appeal to a range of buyers, with particular interest expected from buy-to-let investors and cash purchasers.

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.

Buying to Let?

Guide achievable rent price: £800pcm

Based on current market conditions and presentation, the property offers potential as a buy to let investment with a guide achievable rent of £800pcm. Scoffield Stone offers a full lettings and property management service, and would be happy to provide further guidance for investors considering the property's rental potential.

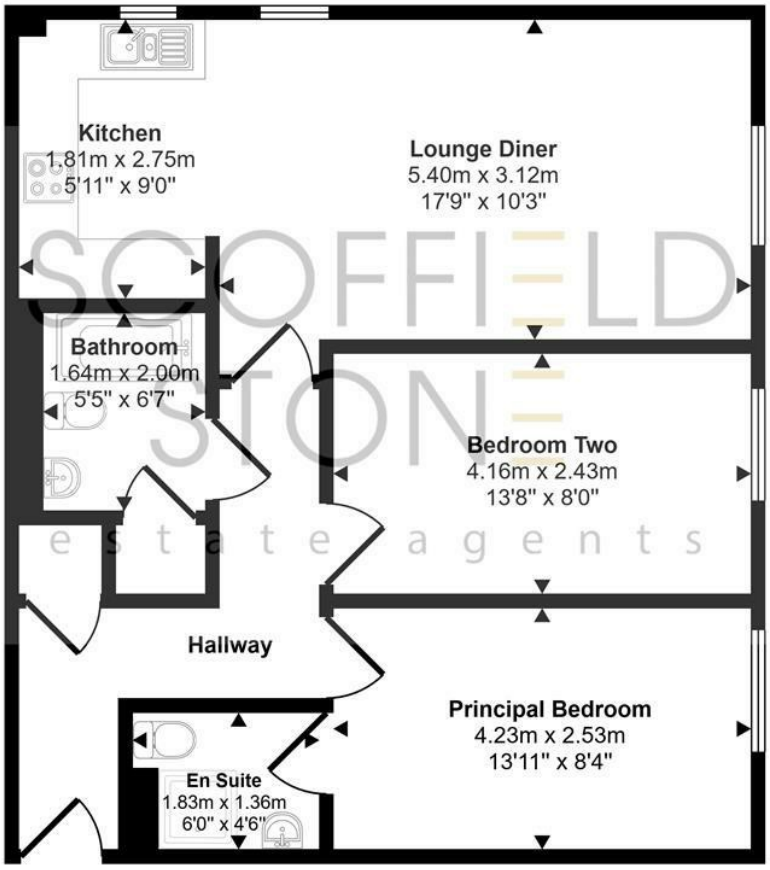
Location / what3words

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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.

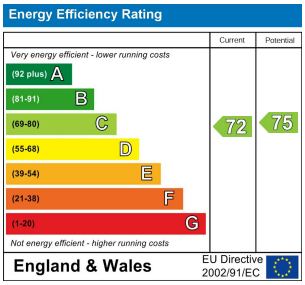
Approx Gross Internal Area
62 sq m / 663 sq ft

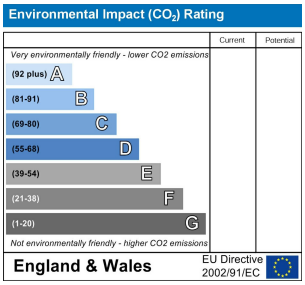


Floorplan

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.







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