



SCOFFIELD
STONE



87 Thames Way, Hilton, Derby, DE65 5NX

By Auction £80,000

BTL RESIDENTIAL INVESTMENT OPPORTUNITY

A spacious two bedroom ground floor apartment in Hilton, Derbyshire, featuring a bay fronted lounge/diner, fitted kitchen, fitted wardrobes to the principal bedroom and allocated parking. Ideally placed within a popular development close to local amenities, schools, and excellent transport links.

Summary Description

Situated within a popular residential development in Hilton, Derbyshire, this well-presented ground floor apartment offers an excellent opportunity for first time buyers, downsizers, or investors alike. The property provides spacious and practical accommodation arranged around a welcoming entrance hall and benefits from allocated parking and well-maintained communal grounds.

The apartment features a generous lounge/diner with a bay fronted window that allows natural light to flood the space, creating a bright and comfortable living area. The fitted kitchen is well-appointed with modern wall and base units, stone-effect worktops, integrated oven with gas hob, and space for appliances. There are two double bedrooms, the principal of which includes fitted wardrobes and French doors opening onto a Juliette balcony. A bathroom fitted with a white three-piece suite and shower over bath completes the accommodation. Additional benefits include gas central heating, uPVC double glazing, intercom access, and ample storage.

Hilton is a thriving village offering a wide range of amenities including local shops, cafés, and public houses. Schooling is well-catered for with reputable primary schools in the area, and excellent transport links make the village ideal for commuters. The A50, A38, and M1 are all easily accessible, providing straightforward routes to Derby, Burton upon Trent, and beyond. For those who prefer public transport, there are regular bus services, while nearby Derby and Burton stations offer direct rail connections.

Entrance Hall

Having wood effect cushion flooring, panelled timber main entrance door, radiator, intercom.

Lounge/Diner

13'9" x 18'10" (4.2 x 5.76)



Carpeted, rear aspect upvc double glazed bay window, tv and telephone points, two radiators.

Kitchen

9'7" x 8'0" (2.94 x 2.46)



Having wood effect cushion flooring, front aspect upvc double glazed window, fitted wall and floor units to wood effect 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, under counter space and plumbing for appliances, radiator, boiler cupboard.

Bedroom One

12'11" x 9'1" (3.95 x 2.79)



Carpeted, rear aspect upvc double glazed French doors to Juliette balcony, fitted wardrobes, radiator, tv and telephone points.

Bedroom Two

9'8" x 7'10" (2.95 x 2.4)



Carpeted, front aspect upvc double glazed window, radiator.

Bathroom

6'7" x 7'9" (2.02 x 2.38)



Having wood effect cushion flooring, tiled splashbacks, bathtub with chrome hot and cold taps and plumbed shower over, low flush wc, wash hand basin with chrome hot and cold taps, shaving point, radiator.

OUTSIDE

The apartments sit within maintained grounds, with allocated car parking for one vehicle.

Material Information

Please ask for the Material Information held for this property, or follow the link here:

<https://moverly.com/sale/PF11dd1V1J4uct4XSFLMV1/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.

Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold under and Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees:

The following deposits and non-refundable auctioneers fee apply:

- 10% deposit (subject to a minimum of £5,000)
- Buyers Fee of 1.2% of the purchase price (subject to a minimum of £1,500 inc. VAT)

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



Sales: 01283 777100
 Lettings: 01332 511000
www.scoffieldstone.co.uk

Buying to Let?

Guide achievable rent price: £895pcm

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.

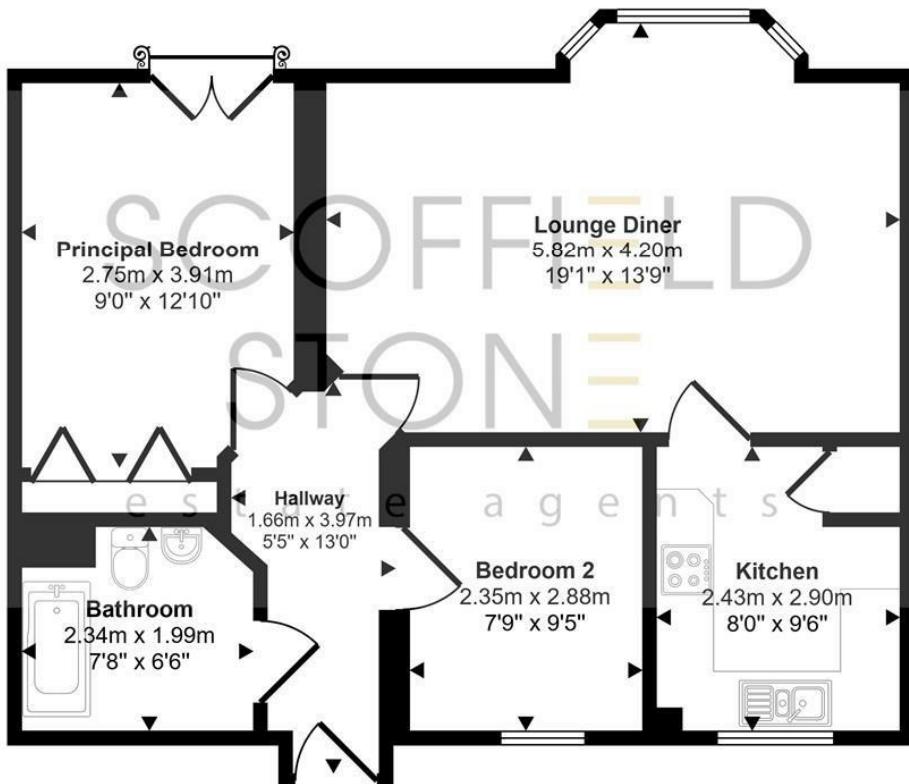
Location / what3words

what3words //hunk.urgent.juniors



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Approx Gross Internal Area
60 sq m / 644 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



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