SCOFFIELD STONE
estate agents

## G3, The Gables Welland Road, Hilton, Derby, DE65 5NG

**£130,000**

CHAIN FREE - An exceptionally well-presented, chain-free two-bedroom ground floor apartment in the popular village of Hilton. Offering 695 sq ft of accommodation, the property features two double bedrooms, a generous lounge/diner, separate fitted kitchen, communal grounds and allocated parking, with excellent access to village amenities and commuter routes.

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

# G3, The Gables Welland Road, Hilton, Derby, DE65 5NG

## Summary Description

G3 The Gables, Welland Road, Hilton is an exceptionally well-presented two-bedroom ground floor apartment, offered for sale chain free and providing approximately 65 square metres (695 square feet) of thoughtfully arranged accommodation. Set within an established residential development in the popular South Derbyshire village of Hilton, the property combines generous living space, two double bedrooms and the convenience of ground floor accommodation, making it well suited to first-time buyers, downsizers, professionals or those seeking an easily managed home.

Internally, a welcoming entrance hall provides useful built-in storage and leads through to the impressive lounge/diner. This generous open-plan room benefits from three front and side-facing windows, creating a naturally bright and versatile space for both relaxing and dining. The separate kitchen is fitted with Beech-effect Shaker-style cabinetry, an integrated oven, gas hob and washing machine, together with further appliance space. Both bedrooms are comfortable doubles, with the principal bedroom also benefiting from fitted wardrobes. A well-appointed bathroom completes the accommodation. Outside, The Gables is surrounded by well-maintained communal grounds, while residents benefit from an allocated parking space together with additional visitor parking.

Hilton remains a popular and well-connected village with a good range of everyday amenities, including shops, places to eat, community facilities and recreational spaces. Hilton Spencer Academy provides primary education within the village, while John Port Spencer Academy in nearby Etwall offers secondary and sixth-form provision. Regular bus services connect Hilton with Derby, Etwall, Hatton, Tutbury and Burton upon Trent, while convenient access to the A50 and A38 makes the location particularly practical for commuters travelling across Derbyshire, Staffordshire and the wider East Midlands.

## Entered via Communal Hallway to:-

Accessed via the well-maintained communal entrance, leading through to the apartment.

## Entrance Hallway

A welcoming entrance hall with fitted carpet and practical carpeted matwell, complemented by a panelled galvanised entrance door. Further features include an intercom entry system, telephone point, built-in storage cupboard and radiator.

## Lounge/Diner

19'0" x 16'11" (5.8 x 5.18)

A generously proportioned open-plan living and dining space offering plenty of flexibility for both relaxing and entertaining. The room is carpeted and benefits from excellent natural light through three UPVC double-glazed windows to the front and side aspects. Additional features include two radiators, television point and telephone point.

## Kitchen

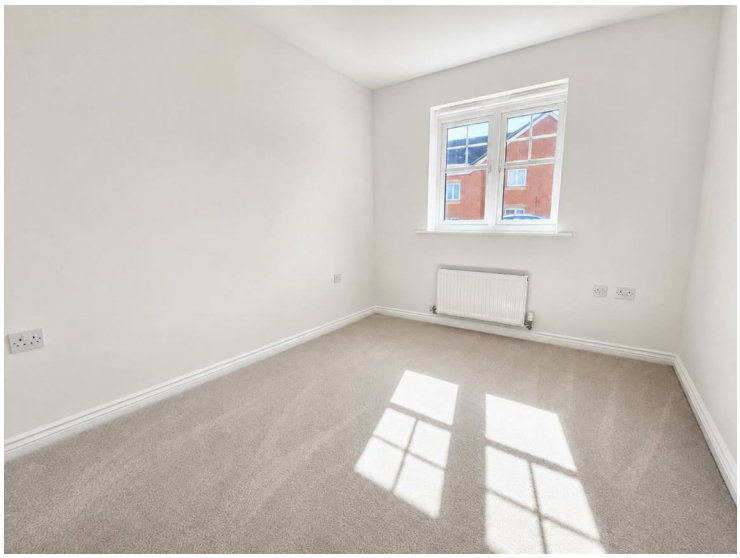
12'8" x 4'11" (3.88 x 1.52)

A well-equipped fitted kitchen with ceramic tiled flooring and a side-facing UPVC double-glazed window. The kitchen is fitted with a range of Beech-effect Shaker-style wall and base units, complemented by stone-effect roll-edge work surfaces and tiled splashbacks.

There is an inset stainless steel sink with drainer, vegetable preparation bowl and chrome mixer tap, together with an integrated electric oven, gas hob and chimney-style extractor hood. Further features include an integrated washing machine,

additional under-counter appliance space with plumbing, wall-mounted gas combination boiler and radiator.

## Bedroom One
8'2" x 11'9" (2.49 x 3.59)



A comfortable double bedroom with fitted carpet and a front-facing UPVC double-glazed window. The room also benefits from a fitted wardrobe, radiator and television point.

## Bedroom Two
11'5" x 8'2" (3.50 x 2.51)

A well-proportioned second bedroom with fitted carpet, front-facing UPVC double-glazed window, radiator and television point, making it equally suitable as a bedroom, guest room or home office.

## Bathroom
8'9" x 5'1" (2.68 x 1.55)

Fitted with ceramic tiled flooring and tiled splashbacks, the bathroom comprises a low-level WC, pedestal wash hand basin with chrome taps and a panelled bath with chrome taps and electric shower over. A radiator completes the room.

## Outside
The apartment block is set within attractive and well-maintained communal grounds, creating a pleasant setting for residents. The property benefits from one allocated parking space within the communal car park, with additional visitor parking also available.

## Material Information
Verified Material Information

Costs and tenure
Tenure: Leasehold
Lease length: 127 years remaining (150 years from 2003)
Ground rent: £311.24 /year
Service charge: £1,368 /year
Council tax band: B
EPC rating: B

The building
Semi-detached flat, standard brick and block construction
2 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None
Loft access: no
Outside areas: Communal garden

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 good, Vodafone ok, Three good, EE good

Parking: Allocated
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (DY382975):
- The owner must not do anything that causes a nuisance, annoyance, or disturbance to the neighbors or the owners of the surrounding land.
- The owner must comply with all planning permissions and laws related to how the property is used.
- The owner cannot register a sale or transfer of the property without written consent from the mortgage lender. This is a routine requirement that your solicitor will handle as part of the normal sale process.
- The lease contains rules about how the property can be sold or transferred; if these rules are broken, the Land Registry may refuse to recognize the new owner.
Title register restrictions (DY457149):
- The owner must not do anything on the property that could be considered a nuisance, annoyance, or disturbance to the neighbors in the surrounding area.
- The owner must comply with all planning permissions and follow all planning laws related to the property.
- The owner is restricted from digging or building any structures within one metre of the underground electric lines.
No environmental risks recorded
No specialist issues recorded
Onward chain: 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.

Full report can be read here:
https://moverly.com/sale/9gGMvhqh3Prqf3RUbT49AV/view

## Disclaimer 03/2021

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 ///cemented.shuttle.relief

## Buying to Let?

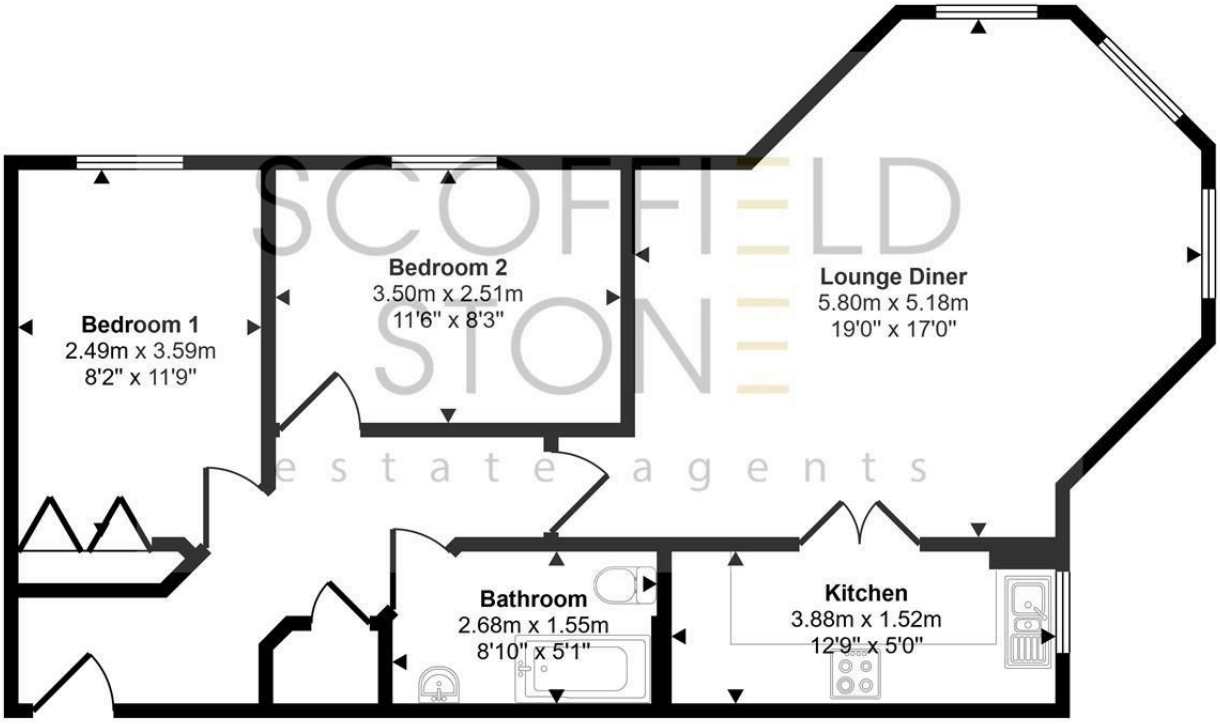
Guide achievable rent price: £850pcm

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.

## ID Checks for buyers

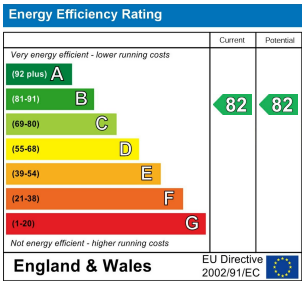
To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small non-refundable charge of £25 per person to cover the cost of these checks.

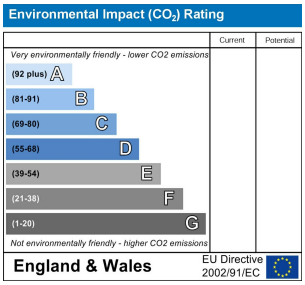
**Approx Gross Internal Area**
**65 sq m / 695 sq ft**




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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