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5 Castle Apartments  
Station Road  
Hatton  
Derby  
DE65 5DW

Price  
£134,950

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- Open plan kitchen, dining and lounge
- Two double bedrooms
- Shower room
- Allocated parking
- Communal gardens
- Option for investor to purchase with tenant in situ if preferred
- Viewing essential

SCARGILL  
MANN & CO  
EST. 1995

## GENERAL INFORMATION

### THE PROPERTY

Being offered for sale in this popular village location, is this ground floor two-bedroom modern apartment that has been finished to a good standard. Converted from the old Castle public Inn, there are just 13 apartments in total within the development. There is a further opportunity for an investor if preferred to purchase the property with the current tenant in situ. The rental income is £750 pcm.

The modern layout includes an entrance door opening into an open plan living area with a fully fitted kitchen area that incorporates a range of base cupboards and matching wall mounted cabinets. Worktops are inset with a hob and sink and integrated appliances include an oven, fridge/freezer and washing machine. There is ample space for a sofa and dining table. Doors lead off to the two bedrooms, both having windows to the front aspect and a shower room equipped with a large shower with glazed screen, w.c. and a basin set within a vanity unit.

### OUTSIDE

Outside is an allocated parking space.

### LOCATION







Hatton is a popular village location and the Castle apartments sits close to all the village's amenities. Adjacent is the Thistley Meadow community nature reserve which sits beside the River Dove offering great walks into the further surrounding countryside. There is a Coop and Nisa supermarket, a butcher, cafe with gift shop and public Inns and eateries. The village offers a public bus service and a train station. In the nearby village of Tutbury are doctors, dentist, pharmacy and opticians.

#### ACCOMMODATION

##### OPEN PLAN LIVING AREA AND KITCHEN

6.65m max x 7.88m max (21'9" max x 25'10" max)

##### BEDROOM 1

3.7m x 2.80m (12'1" x 9'2")

##### BEDROOM 2

3.69 m x 2.84m (12'1" m x 9'3")

#### TENURE

Our client advises us that the property is leasehold for a term of 125 years from January 2023. The current ground rent is nil. The current service charge is £662.61 per annum. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### SHOWER ROOM

2.21m x 1.77m (7'3" x 5'9")

#### COUNCIL TAX BAND

South Derbyshire District Council - Band B

#### AGENTS NOTE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

#### CURRENT UTILITY SUPPLIERS

Water

Gas

Electric

Sewage

Broadband supplier

Broadband speeds

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### VIEWING

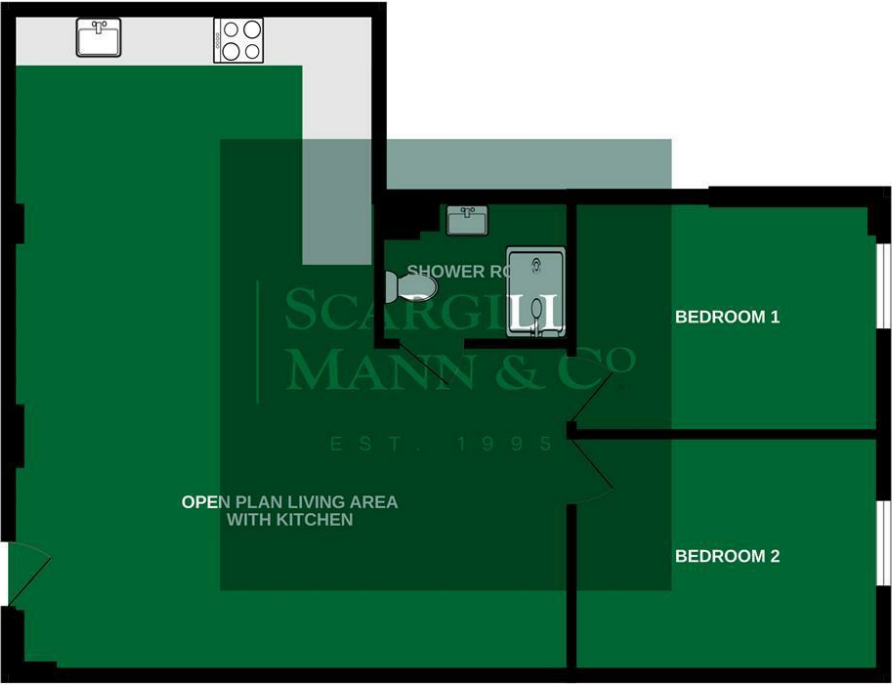
Strictly by appointment through Scargill Mann & Co (ACB/JLW 08/2023)/DRAFT

#### CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances

included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	

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