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14 Castle Apartments  
Station Road  
Hatton  
Derby  
DE65 5DW

Price  
£115,000

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- Beautiful exposed timbers in the open plan lounge/diner/kitchen
- Bedroom with lovely views over the river
- Spacious shower room
- Fitted guest cloakroom
- Allocated parking plus further visitors parking
- Communal garden
- Viewing essential
- Superb newly renovated second floor apartment
- Investor opportunity with current rent of £650 pcm

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

### THE PROPERTY

Nestled on the second floor is this exquisite one-bedroom apartment which offers sweeping views that stretch far and wide from the bedroom. Upon entering, you'll find a guest cloakroom discreetly tucked away in the entrance hall. Step through to discover the elegant open plan lounge, dining and kitchen area, boasting stunning exposed trusses that add a touch of charm. The bedroom provides ample space and the well-appointed shower room is both spacious and inviting, completing this luxurious living experience.

### OUTSIDE

Outside is an allocated parking space, and further visitors parking

### LOCATION

Hatton, a highly sought after location, boasts a myriad of conveniences including it's very own train station, well-stocked supermarkets, a delightful butcher shop and charming cafes. Nature enthusiasts will be thrilled by the abundance of scenic walks along the picturesque river and the enchanting grounds of the nearby Tutbury Castle.

### COMMUNAL ENTRANCE HALL

Staircase to second floor of the building with a private access door that takes you into the apartment.

### APARTMENT FOURTEEN

#### HALLWAY

Having recess ceiling down-lights, door to cloakroom and further door to:

#### OPEN PLAN LOUNGE/DINING AND KITCHEN AREA

5.17 max 2.34 min x 6.35 max 3.35 min (17'0" max 7'8" min x 20'10" max 11'0" min)

With fabulous exposed timbers, this L-shaped room incorporates:





#### KITCHEN AREA

Beautifully fitted with a range of base cupboards and drawer units with matching wall mounted cabinets over. Attractive marble effect worktops with matching up-stands are inset with a sink and side drainer with mixer tap over plus a four ring electric hob with extractor hood over and integrated electric oven beneath. Integrated washing machine and further cupboard housing the domestic hot water boiler. Under-unit lighting, recess ceiling down-lights, window to side aspect overlooking the green and attractive wood effect flooring.

#### LOUNGE/DINING AREA

With electric radiators and recess ceiling down-lights.

#### BEDROOM

4.36 x 3.61 (14'4" x 11'10")

With window to side aspect overlooking the green and the river, recess ceiling down-lights, built-in storage cupboard, electric radiator and door to:

#### EN-SUITE SHOWER ROOM

1.97 x 1.66 (6'6" x 5'5")

Fitted with a large fully tiled shower enclosure with dual-head shower, wall mounted vanity unit with wash hand basin inset, w.c., tiled surrounds and flooring, recess ceiling down-lights, heated towel rail and obscure window to side aspect.

#### GUEST CLOAKROOM

Fitted with a w.c., vanity unit with wash hand basin inset, tiled surrounds and flooring and recess ceiling down-lights.



#### OUTSIDE AND GARDENS

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There is an allocated parking space plus further visitors parking spaces. To the rear is a communal garden.

#### TENURE

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Our client advises us that the property is leasehold for a term of 125 years from January 2023. The current Ground Rent is nil and the current Service Charge is £766.61 per annum. Should you proceed with the purchase of this property these details must be verified by your solicitor.

#### RATING AUTHORITY

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South Derbyshire District Council

#### VIEWING

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Strictly by appointment through Scargill Mann & Co - Burton office (ACB/JW August 2023)/DRAFT

#### COUNCIL TAX BAND

South Derbyshire District Council - Band A

#### 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/environmental-agency>

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

#### CURRENT UTILITY SUPPLIERS

Water

Gas

Electric

Sewage

Broadband supplier

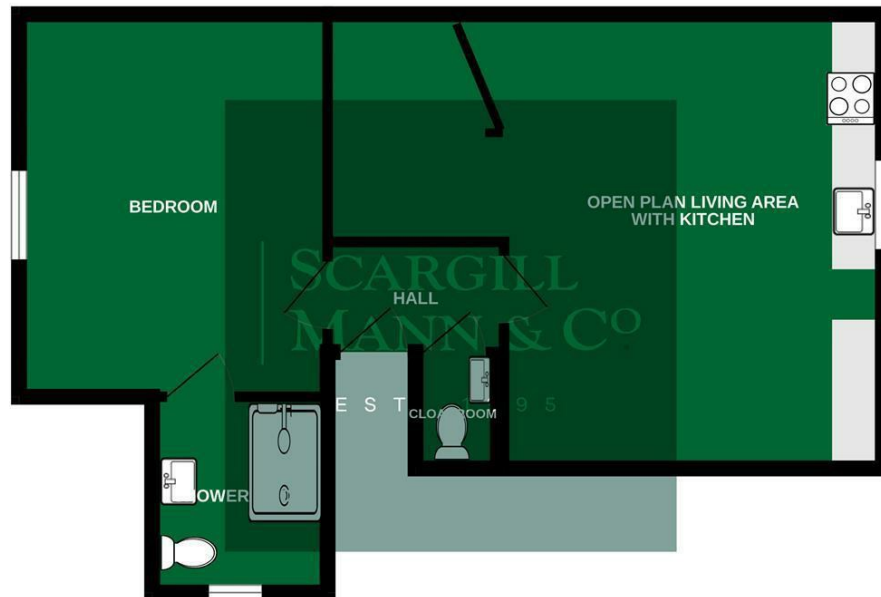
Broadband speeds

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

#### 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.

2ND 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**SALES OFFICE**  
 Unit 17 Eastgate Business Centre  
 Eastern Avenue  
 Burton upon Trent  
 DE13 0AT  
 T: 01283 548194 /01332 208820  
 E: sales@scargillmann.co.uk

**LETTINGS OFFICE**  
 17 Mallard Way  
 Pride Park  
 Derby  
 DE24 8GX  
 T: 01332 206620  
 E: lettings@scargillmann.co.uk