

SCARGILL
MANN & CO

EST. 1995



9 Hamble Way

Hilton, DE65 5NT

O.I.R.O £139,950



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GENERAL INFORMATION

THE PROPERTY

This spacious two-bedroom apartment is set on the outskirts of Hilton offering good commuting to the nearby city of Derby and market towns of Burton upon Trent and Uttoxeter. This second floor apartment offers central heating, and allocated parking.

In brief the accommodation includes an entrance hallway, lounge, separate fitted kitchen with space for small breakfast table, master bedroom with en-suite shower room, second bedroom and a further separate bathroom.

LOCATION

Hilton is a popular location with great access for commuting to the further commercial centres in the area. The village itself is served by supermarkets, dentist, public inns and hairdressers.

ACCOMMODATION

SECOND FLOOR

Entrance door provides access to:

HALLWAY

19'6" x 4'11" max (5.94 x 1.5 max)

Having ceiling light point, two storage cupboards and doors leading off.

LOUNGE

13'9" x 12'9" (4.19 x 3.89)

With two windows to front aspect, coving to ceiling, ceiling light point.

FITTED KITCHEN

13'7" x 9'8" (average measurement) (4.15 x 2.94 (average measurement))

Fitted with a modern range of base cupboards and drawer units with matching wall mounted cabinets over. Worktops with tiled surrounds are inset with a one and a quarter stainless steel sink and side drainer with mixer tap over, plus a four ring electric hob with stainless steel extractor hood above and integrated oven beneath. Space for fridge/freezer and plumbing for washing machine. Space for small table and chairs, two windows to front aspect, ceiling light point.

MASTER BEDROOM

9'7" x 11'9" (2.92 x 3.59)

With window to rear aspect, a range of fitted wardrobes providing hanging space and shelving, ceiling light point and door to:

EN-SUITE SHOWER ROOM

4'5" x 6'1" excluding shower (1.34 x 1.85 excluding shower)

Fitted with a w.c., pedestal wash hand basin and a fully tiled shower enclosure with glazed door. Obscure window to rear aspect, ceiling light point and heated towel rail.

BEDROOM TWO

8'11" x 9'9" (2.72 x 2.97)

With two windows to front aspect, ceiling light point and loft access point.

BATHROOM

7'2" x 5'11" (2.19 x 1.8)

Fitted with a panelled bath with mixer tap/shower attachment over, pedestal wash hand basin and w.c. Tiled surrounds, ceiling light point, extractor fan.

OUTSIDE

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There is an allocated parking space.

TENURE

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Our client advises us that the property is leasehold for an original term of 999 years commencing in 2010. Please contact us for further information with regards to charges. Should you proceed with the purchase of this property these details must be verified by your solicitor. Ground rent is £200 and the service charge is £1800 per annum.

COUNCIL TAX BAND

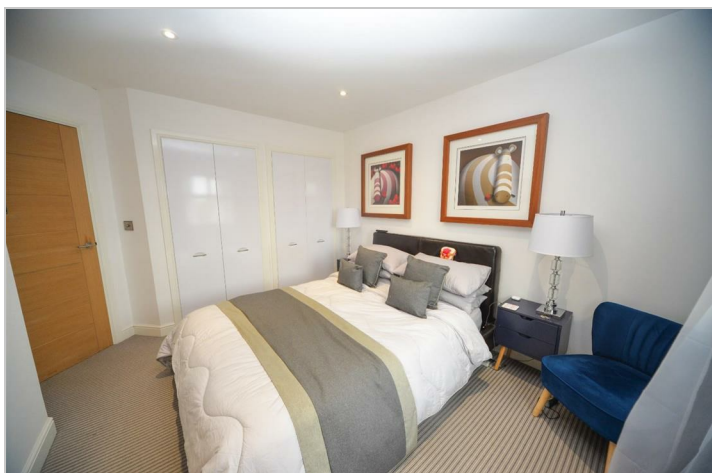
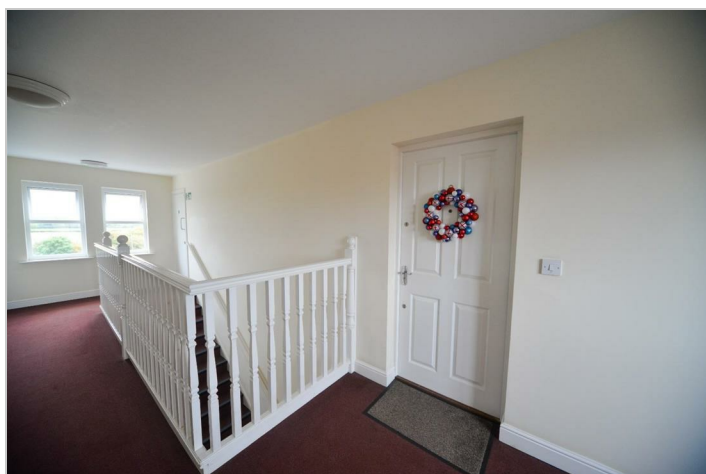
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South Derbyshire District Council - Band B

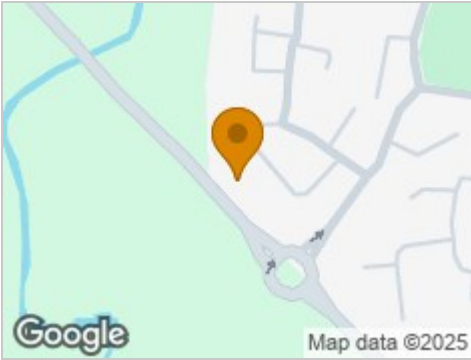
VIEWING

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Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW June 2021)/A



Road Map



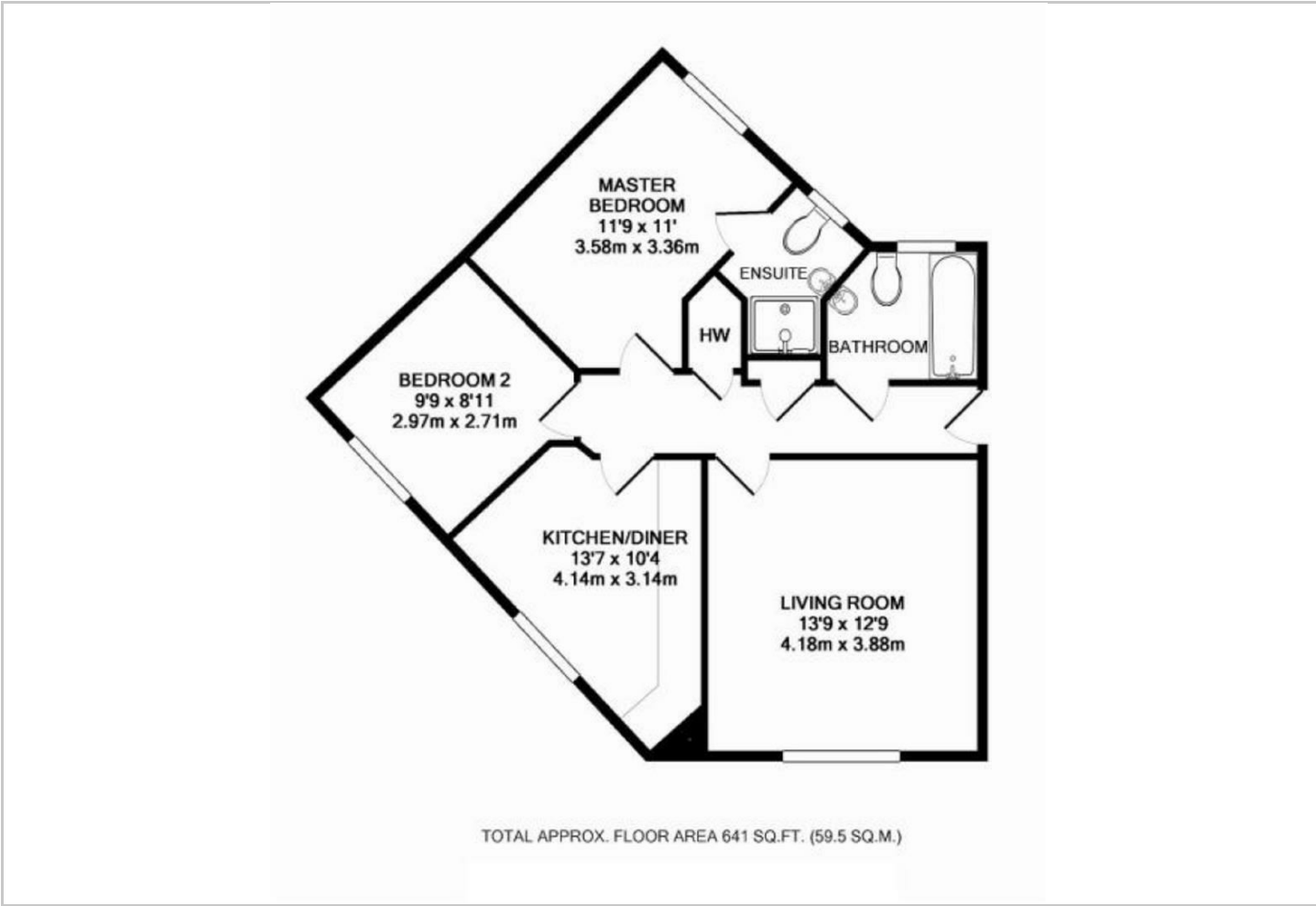
Hybrid Map



Terrain Map



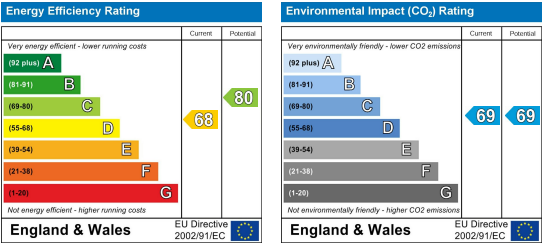
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.