

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

10 Castle Apartments, Station Road Hatton, Derby, DE65 5DW



A superbly presented and well equipped two bedroom first floor apartment with two en-suites, private entrance, allocated parking and communal gardens.

- Superb newly renovated first floor apartment
- Private entrance • Open plan lounge, diner and kitchen
 - Two bedrooms both with en-suites
- Allocated parking plus further visitors parking • Communal garden
 - **VIEWING ESSENTIAL** •

Price £135,000



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GENERAL INFORMATION

THE PROPERTY

Sitting in a convenient location close to amenities is this superbly presented two bedroom first floor apartment. The private entrance door opens into an open plan lounge, diner and modern fitted kitchen. There are two bedrooms, both with en-suite facilities.

Outside is an allocated parking space, further visitors parking and a communal garden.

LOCATION

Hatton is a popular location with its own train station, supermarkets, butchers, café and restaurant. There are ample walks along the river and around the grounds of the nearby Tutbury Castle.

ACCOMMODATION

PRIVATE ENTRANCE DOOR

Provides access to:

OPEN PLAN LIVING/DINING & KITCHEN AREA 4.34m x 7.86m (14'3" x 25'9")

Incorporating:

LIVING/DINING AREA

With window to rear aspect.

KITCHEN AREA

Beautifully fitted with a range of base cupboards and drawers 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 and attractive wood effect flooring. Doors leading off.

BEDROOM ONE 3.16m x 3.04m (10'4" x 10'0")

With window to rear aspect, electric radiator, recess ceiling down-lights and door to:

EN-SUITE 0.99m x 3.0m including shower (3'3" x 9'10" including shower)

Fitted with a 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 and heated towel rail.

BEDROOM TWO 2.91m x 3.27m (9'7" x 10'9")

With window to front aspect, electric radiator, recess ceiling down-lights and door to:

EN-SUITE 0.89m x 2.7m including shower (2'11" x 8'10" including shower)

Fitted with a 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 window to rear aspect.

OUTSIDE AND GARDENS

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



garden.

TENURE

Our client advises us that the property is leasehold for a term of 125 years. The current Ground Rent is £200.00 per annum and the current Service Charge is £58.89 per calendar month. Should you proceed with the purchase of this property these details must be verified by your solicitor.

RATING AUTHORITY

South Derbyshire District Council

VIEWING

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

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DERBY
MATLOCK
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