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Apartment 16
Richmond House, DE65
£115,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



MODERN GROUND FLOOR APARTMENT - NO CHAIN - Situated within the sought-after Richmond House development, this well-appointed two-bedroom apartment offers contemporary living in a convenient village setting. Designed with professionals in mind, the property features a spacious open-plan living/dining space, a stylish fitted kitchen, and a generous primary bedroom with en-suite. With double glazing throughout, electric heating, and an allocated parking space, the apartment also benefits from maintained communal gardens and secure intercom entry. Located in the popular village of Hilton, this property provides excellent transport links via the A38 and A50, making it ideal for commuters to Derby, Burton-on-Trent, or Uttoxeter. Offering a low-maintenance lifestyle without compromise on comfort or style, this is a superb opportunity for those seeking a ready-to-move-in modern home in a well-connected location.





The Detail

Accessed via a secure communal hallway with intercom system, this ground floor apartment opens into a welcoming entrance hallway featuring a useful cloaks cupboard and access to all principal rooms. The heart of the home is a spacious open-plan lounge and dining area with large uPVC windows to the rear and side, offering plenty of natural light. This versatile space seamlessly connects to a modern kitchen, fitted with beech effect cabinetry, granite-look worktops, and a suite of stainless steel appliances including oven, hob, and extractor. There's also space and plumbing for a washing machine, along with tiled splashbacks and a wood-effect floor for a contemporary finish.

The generously sized primary bedroom is located to the rear and enjoys the privacy of an en-suite shower room, finished with full-height tiling, a modern white suite and chrome fittings. Bedroom two is also a well-proportioned double, ideal for guests or a home office. A separate main bathroom completes the accommodation, featuring a panelled bath with shower attachment, vanity unit, and stylish tiling.

Externally, the property benefits from an allocated parking space, well-maintained communal gardens, and bin storage facilities.

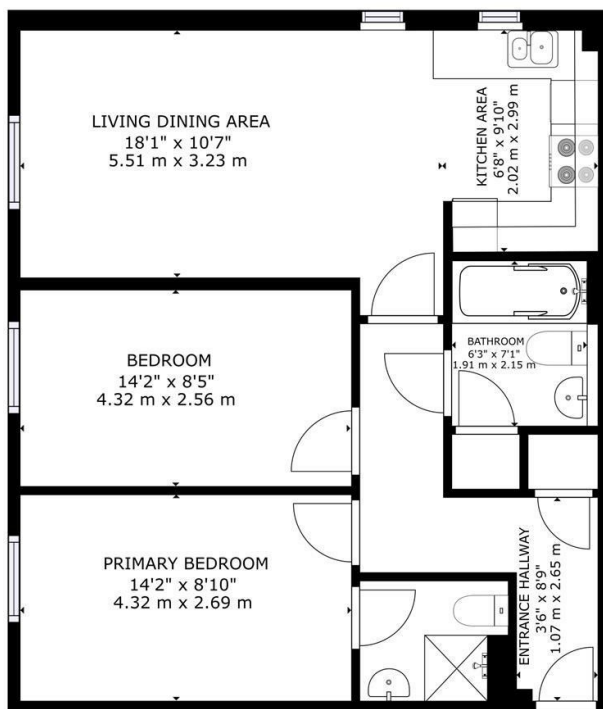


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The Location

Hilton is a vibrant and well-served village offering a superb blend of lifestyle convenience and community spirit. It features a local supermarket, a shopping parade with a variety of everyday essentials, and two reputable primary schools. The property also falls within the catchment area for the highly regarded John Port Spencer Academy, making it an appealing choice for families. For leisure and recreation, nearby Broughton Heath Golf Club and Church Broughton Tennis Club offer excellent facilities, while the village itself includes a medical centre, post office, village inns, nurseries and regular bus services.

Its strategic location ensures easy access to key routes including the A38, A50, M1 and M6, providing swift travel to Derby, Burton-on-Trent, Uttoxeter and other regional centres. Richmond House combines village living with commuter convenience, making it an ideal base for professionals and families alike.



GROSS INTERNAL AREA
FLOOR 1: 715 sq ft, 66.4 m²
TOTAL: 715 sq ft, 66.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



The *Particulars*

- Ground Floor Apartment
- Communal Entrance
- Open Plan Lounge Dining Area & Kitchen
- Two Double Bedrooms & Bathroom
- Allocated Parking Space
- John Port Spencer Academy Catchment
- Excellent Commuter Access to the A50 & A38
- Close to Local Shops, Supermarket & Village Amenities
- No Chain Involved
- Ideal First Time Buy Or Rental Investment

Size

Approx 715.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

A

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Let's *Talk*

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