





PROMTIONAL PRICE LIMITED TIME ONLY
 OFFERS IN ACCESS OF £105,000.
 Occupying a ground floor position
 within Richmond House, this well
 presented two bedroom apartment
 enjoys a pleasant outlook towards
 Hilton's village Remembrance Garden.
 With open plan living, allocated parking
 and maintained communal grounds,
 the property offers a comfortable, low
 maintenance home in a popular village
 setting.



Accommodation

A welcoming entrance hall provides an intercom entry system and a useful airing cupboard, before leading through to the open plan living accommodation. Dual aspect windows bring natural light into the lounge and dining area, with space for both comfortable seating and a dining table, creating a sociable setting for everyday living and entertaining.

The adjoining kitchen is fitted with shaker style wall and base units, complemented by granite effect work surfaces and tiled splash backs. An integrated electric oven and hob with extractor hood sit alongside space and plumbing for additional appliances.

The principal bedroom is a comfortable double with its own en suite shower room, while the second bedroom offers flexibility for guests, working from home or use as a nursery. A separate bathroom is fitted with a bath with shower attachment, wash basin and WC, with a walk in cupboard providing valuable additional storage.

Outside, the apartment benefits from an allocated parking space to the rear, with a visitor parking space also available. Maintained communal grounds, including a lawned frontage and established trees, provide an attractive setting for the building.

Situated on the southern edge of Hilton, the property is conveniently placed for village shops, local services and green spaces, with schooling nearby. Access to the A50 and A38 connects the



village with Derby, Burton upon Trent and the wider road network, making this an appealing choice for those seeking village living with convenient commuter links.











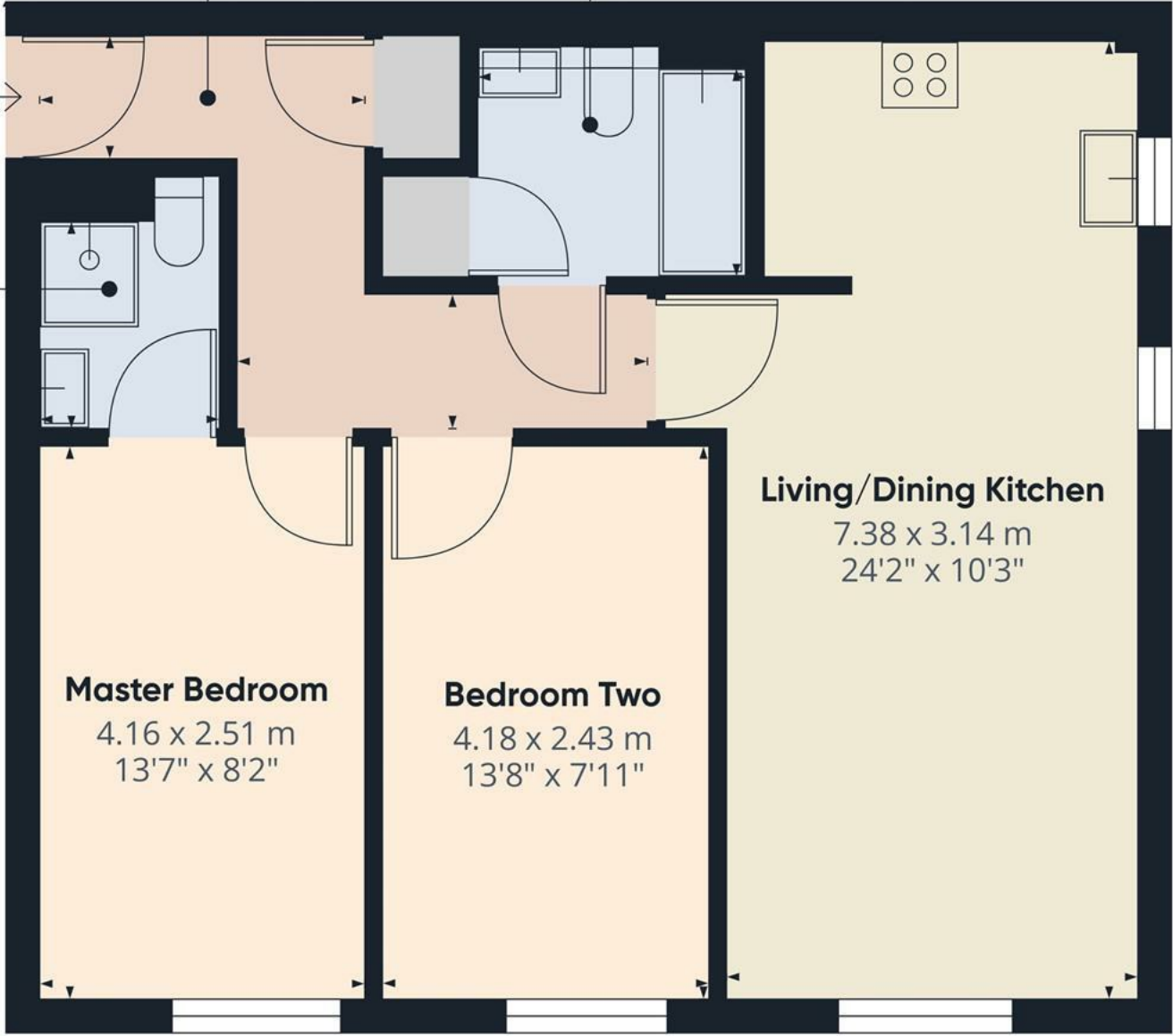




En-suite
1.58 x 1.40 m
5'2" x 4'7"

Hallway
1.03 x 2.46 m
3'4" x 8'0"

Bathroom
1.65 x 2.03 m
5'5" x 6'8"



Living/Dining Kitchen
7.38 x 3.14 m
24'2" x 10'3"

Master Bedroom
4.16 x 2.51 m
13'7" x 8'2"

Bedroom Two
4.18 x 2.43 m
13'8" x 7'11"

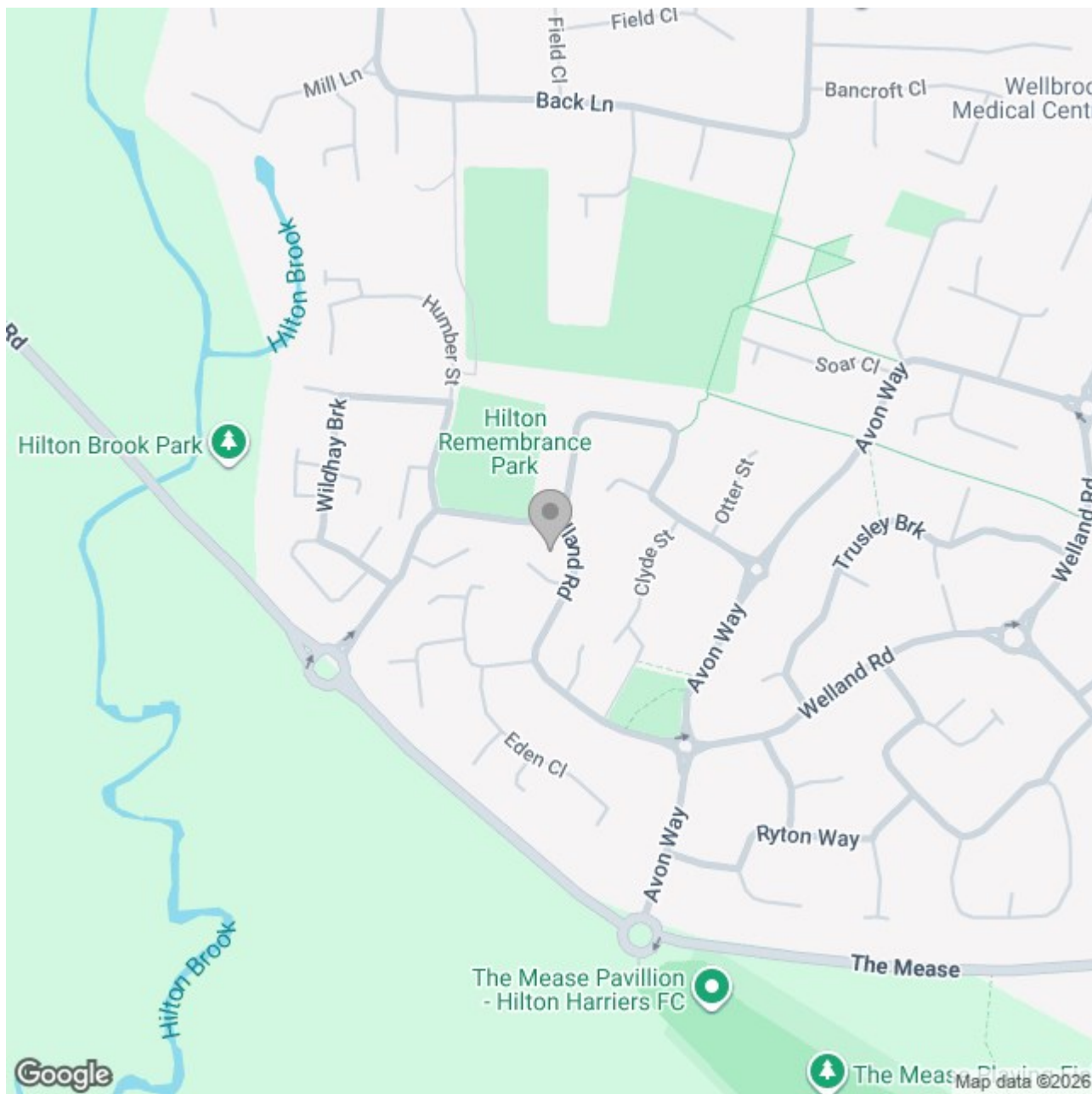
Approximate total area⁽¹⁾
58 m²
625 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





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 	