

# Thames Way

Hilton, Derby, DE65 5NX



An exceptional two bedroom first floor apartment that would make an ideal first time buy, offering a superb layout including two reception rooms, dual aspect kitchen, en suite to the master and an allocated parking space.

£130,000



John German 

This apartment is of a larger style having plenty of living space including two reception rooms, a dual aspect kitchen and allocated parking at the rear.

Hilton offers a range of local amenities, schools and parks, making it an ideal choice for families and professionals. Major road networks, including the A50 and A38, provide easy access to nearby towns and cities, such as Derby and Burton upon Trent.

A door opens into a communal entrance hall with security intercom and stairs lead to all of the apartments in the block.

Step inside the apartment where a good sized hall has doors leading off. The living room enjoys a bay window and an open aspect into the dining room again with a bay window to the side. This leads to the lovely dual aspect kitchen fitted with a range of high gloss base and eye level units, work surfaces incorporating a sink and drainer plus an integrated oven, hob, extractor and washing machine.

The master bedroom is generous in proportion with fitted storage and the luxury of its own en suite shower room.

Bedroom two is also a good size and has the use of the main bathroom having a white three piece suite.

There is a residents car park at the rear where there is an allocated parking space.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Lease commenced 30th March 2008 for a period of 125 years.

Ground rent £250 per annum.

Service charge £1011.53 per annum (paid half yearly – January and July).

No pets allowed.

Freeholders: Taylor Woodrow Developments Ltd. Bryant at Hilton Management.

**Property construction:** Standard

**Parking:** Allocated parking space

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** FTTC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

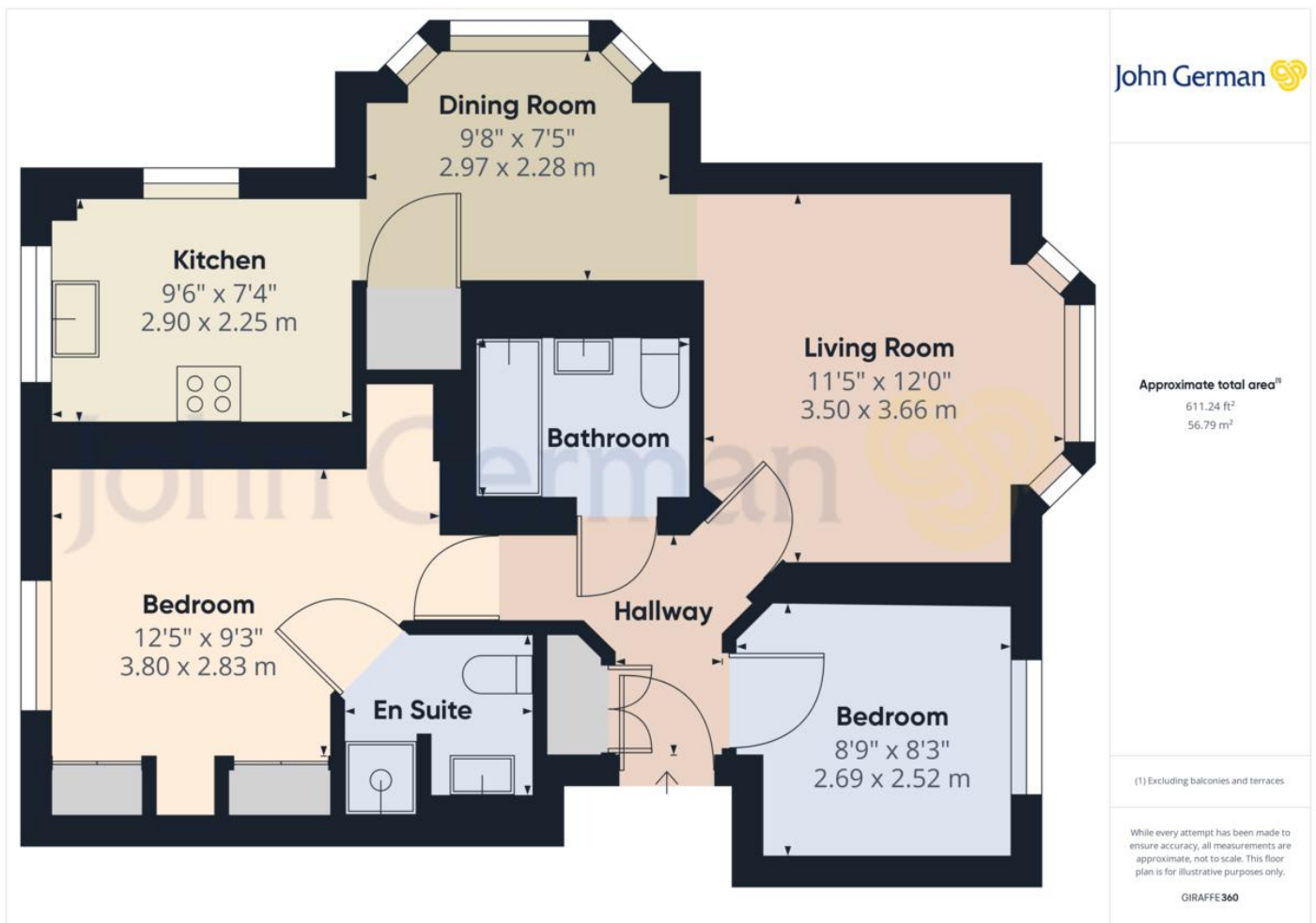
**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band B

**Useful Websites:** [www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/22022024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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