

Thames Way, Hilton

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Offers in excess of
£120,000



This property at a glance:



1



2



1



1



C



Watch the video



Thames Way, Hilton



Sam says:

"What a fantastic apartment! This would make a great starter home for a first time buyer. Being on the ground floor and looking out onto the street, it almost doesn't feel like you're in an apartment block. Outside, there's allocated parking as well as spaces for visitors which is really useful. Inside the property, you walk into a surprisingly spacious hallway which has a handy storage cupboard. Bedroom one is a great space, with plenty of floorspace and fitted wardrobes and the second bedroom is a generous single. The bathroom is a good sized, neutral space where you'll find a shower over the bath. My favourite part of this home has got to be the living room, what a lovely space! There's two windows letting in lots of natural light and plenty of room for furniture. Some glass double doors lead you through into the kitchen where there's plenty of cupboard and countertop space as well as room for appliances. This really is a spacious apartment in a fantastic area!"



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Thames Way, Hilton



Did you spot...

This ground floor apartment has allocated parking



A message from the seller:

"Welcome to my flat! This has been a lovely, cosy space which was perfect for my first solo living experience but has been equally great for two. It's been great to be surrounded by lots of lovely neighbours whilst still being able to enjoy peace and quiet in your own space. There is so much to access from your doorstep here and living a short drive from the main roads is ideal, there's a great community spirit here and it has been four really enjoyable years for me!"





Floor Plan



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Ground Floor

Approx. 53.9 sq. metres (580.6 sq. feet)



Total area: approx. 53.9 sq. metres (580.6 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(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	



200+ 5 star Google Reviews



Key Features:

- EPC RATING C
- GROUND FLOOR 2 BEDROOM APARTMENT
- ALLOCATED AND VISITOR PARKING
- GREAT LOCATION CLOSE TO AMENITIES



About the area:

The village of Hilton is a fantastic family village and has something for everyone in the family. Within Hilton there are also plenty of essential amenities including, a doctors with two pharmacies, The Post Office, several nurseries, Tesco Express, Aldi and plenty of takeaway food options. Hilton has several hair and beauty salons, a bakery, pubs around the village, a village hall and a number of play areas for children. To the back of the village hall there is a skate park, football pitches and a tennis/football court. The buses which run through the village provide a service which goes to other local villages as well as into Derby City Centre and Burton Town Centre. It has easy access to major road links with the A38 and A50 both just a couple of minutes' drive from the village and the A516 to Derby.



Schools:

There are two Primary Schools, Hilton Spencer Academy and The Mease Spencer Academy which both feed through to John Port School in the neighbouring village of Etwall.



Don't miss out on the chance to own this incredible property!

To book a viewing with
Sam call
01332 30 30 30

[Click here](#) to watch the property video

