

Wildhay Brook

Hilton, Derby, DE65 5NY

John German



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Offers in the region of £130,000

Perfect apartment that is beautifully presented and maintained by the current owner who's been in the property for the last 7 years. Great layout with 2 lovely double bedrooms, ensuite to the master and an immaculate fully tiled main bathroom, lends itself well to a lodger or regular house guest.

Hilton is a great location with excellent local amenities all within walking distance of the apartment including supermarkets/convenience stores, eateries, local pubs, schools and healthcare. There are lots of lovely paths around the area that lead both around the estate and into the local countryside. The property is also has excellent transport links via A50, A516 and A38 plus a local train station in Hatton.

Entrance to the property is via a communal entrance lobby with intercom security system. Entrance to the apartment is via a spacious entrance hall with a lovely parquet real wood floor, built-in storage cupboard, built-in airing cupboard and an electric panel heater.

The lounge is a lovely sized room with double windows overlooking the communal greenspaces that surround the building having a recently refitted carpet and replacement modern panel heater.

The breakfast kitchen also has double windows overlooking the rear elevation with plenty of space for a breakfast table at one end. The kitchen is fitted with a matching range of base and eye level units with roll edge work surfaces, inset stainless steel sink unit with mixer tap, tiled splashbacks, built-in electric oven and halogen hob with extractor hood over, spaces for washing machine and fridge freezer, tiled floor and an electric panel heater.

The master bedroom overlooks the front elevation and has two very useful built-in wardrobes, fitted carpet and an electric panel heater. The ensuite shower room is fitted with a low flush WC, pedestal wash basin, corner shower enclosure, tiling to splashback areas, window to the front and a heated towel rail.

The second bedroom also has a fitted carpet, electric heater and a window overlooking the rear elevation.

The main bathroom completes the accommodation comprising low flush WC, pedestal wash basin, panelled bath with shower over and glass shower screen, chrome heated towel rail, full height ceramic tiling, tiled floor, window to the front.

Outside there is lovely exterior landscaping around the property with allocated parking in the car park to the front.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 999 years from 1st January 2005. Ground rent: £200 per annum (paid half yearly). Maintenance charges: £175pcm for 10 months.

Property construction: Traditional **Parking:** Allocated **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Electric (immersion water heater)

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

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

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

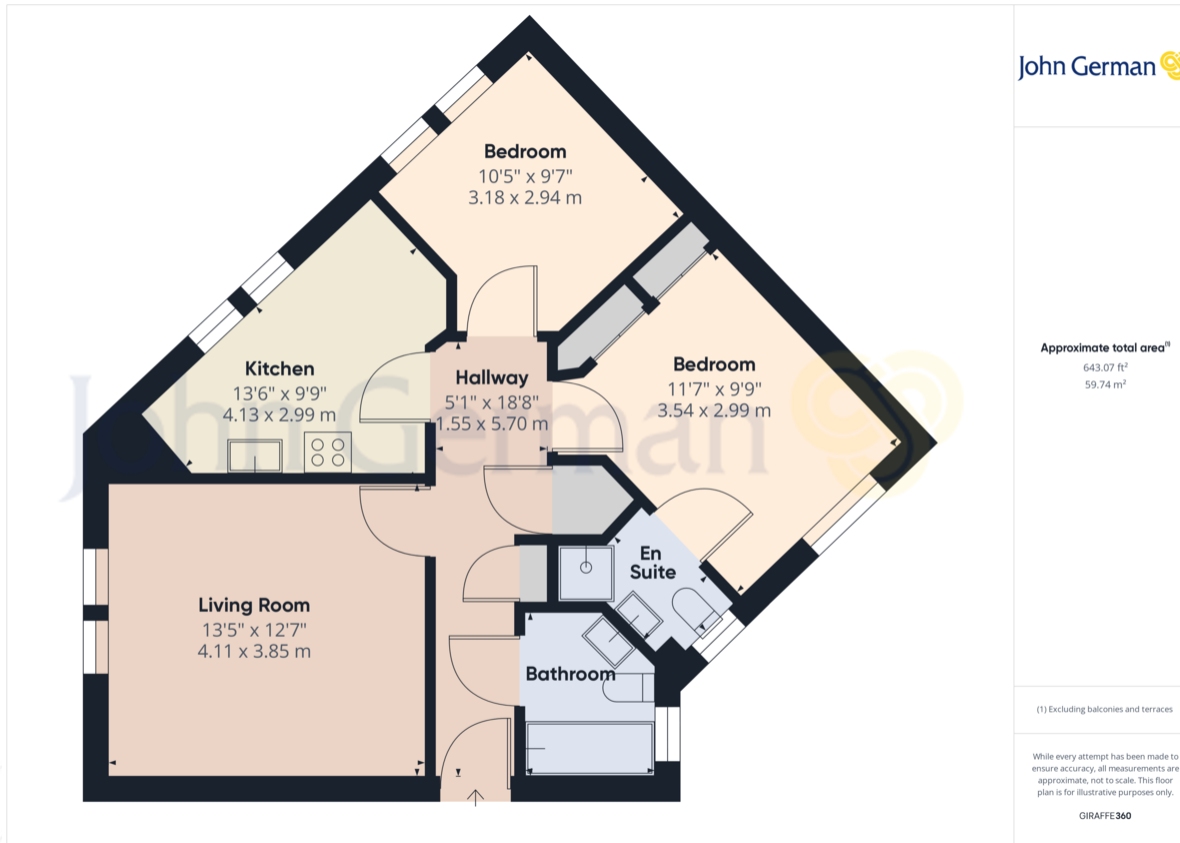
Local Authority/ Tax Band: South Derbyshire District Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/29052024







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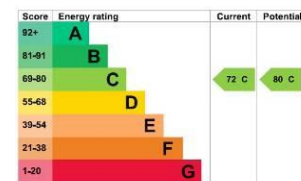
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