



**23 Thames Way, Hilton, Derbyshire, DE65 5NB**

**£750 PCM**

Available end of June. Scofield Stone are delighted 'To Let' this stunning, recently neutrally decorated throughout, two-bedroom first floor apartment, featuring a spacious and light-filled second bedroom, fitted kitchen, and tasteful reception room, offers a perfect blend of contemporary living and convenience with close proximity to public transport, schools, and local amenities. Outside, there is a communal car park. The property benefits from gas central heating and upvc double glazing throughout.

Council Tax Band: B EPC: C (79). Deposit £865, which includes a holding deposit of £170.



Sales: 01283 777100  
Lettings: 01332 511000

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## 23 Thames Way, Hilton, Derbyshire, DE65 5NB

### Summary Description

We are pleased to present this neutrally decorated, two-bedroom flat available to let. The property offers a generous living space with one reception room, perfect for entertaining or unwinding at the end of the day. The kitchen is bright and well-equipped.

The flat boasts two bedrooms; the first is a spacious double with the added benefit of built-in wardrobes, offering ample storage space. The second bedroom is a comfortable single room, ideal for use as a guest room or home office. The property is serviced by one well-appointed bathroom.

One of the unique features of this flat is the inclusion of parking, providing added convenience for those with vehicles.

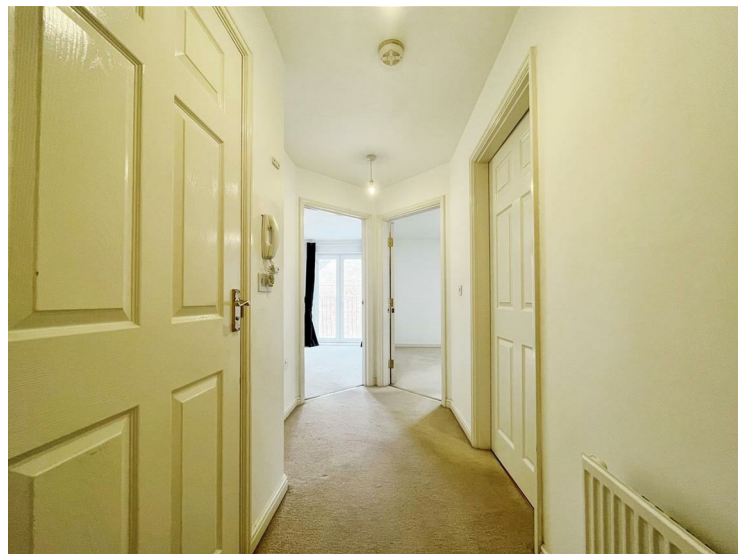
The location of this property adds significantly to its appeal. It is ideally situated with excellent public transport links, making commuting a breeze. For families, the proximity to nearby schools is a major advantage. Essential local amenities are within easy reach, and for those who enjoy outdoor activities, nearby parks and walking routes offer excellent leisure opportunities.

In conclusion, this flat is a fantastic rental opportunity for those in search of a welcoming and convenient place to live.

Council Tax Band: B EPC: C (79). Deposit £865 which includes a holding deposit of £170.

### Hallway

3'9" x 13'3" (1.16 x 4.05)



Carpeted and neutrally decorated with radiator and access to the rest of the property

### Bathroom

6'3" x 7'8" (1.91 x 2.35)



Having mosaic effect laminate flooring, neutrally decorated walls, low flush WC, basin, bath/shower and radiator

### Bedroom 1

9'2" x 13'2" (2.80 x 4.02)



Carpeted and neutrally decorated, UPVC double glazed door, satellite point, radiator and fitted wardrobe

**Bedroom 2**

8'2" x 9'8" (2.50 x 2.95)



general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Material information**

Council tax band: B

Carpeted and neutrally decorated, UPVC double glazed window, radiator

**Lounge/Diner**

11'10" x 19'5" (3.63 x 5.92)



Carpeted and neutrally decorated, UPVC double glazed bay window, satellite point, radiator with access to kitchen

**Kitchen**

9'8" x 8'0" (2.95 x 2.45)



Having ceramic tile effect laminate flooring, neutrally decorated with UPVC double glazed window, inset stainless steel sink with drainer and mixer tap, wooden finish units and radiator

**What3Words location**

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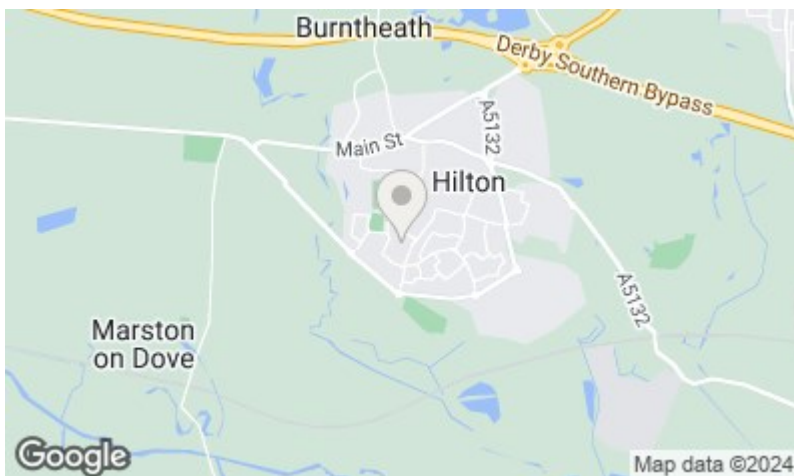
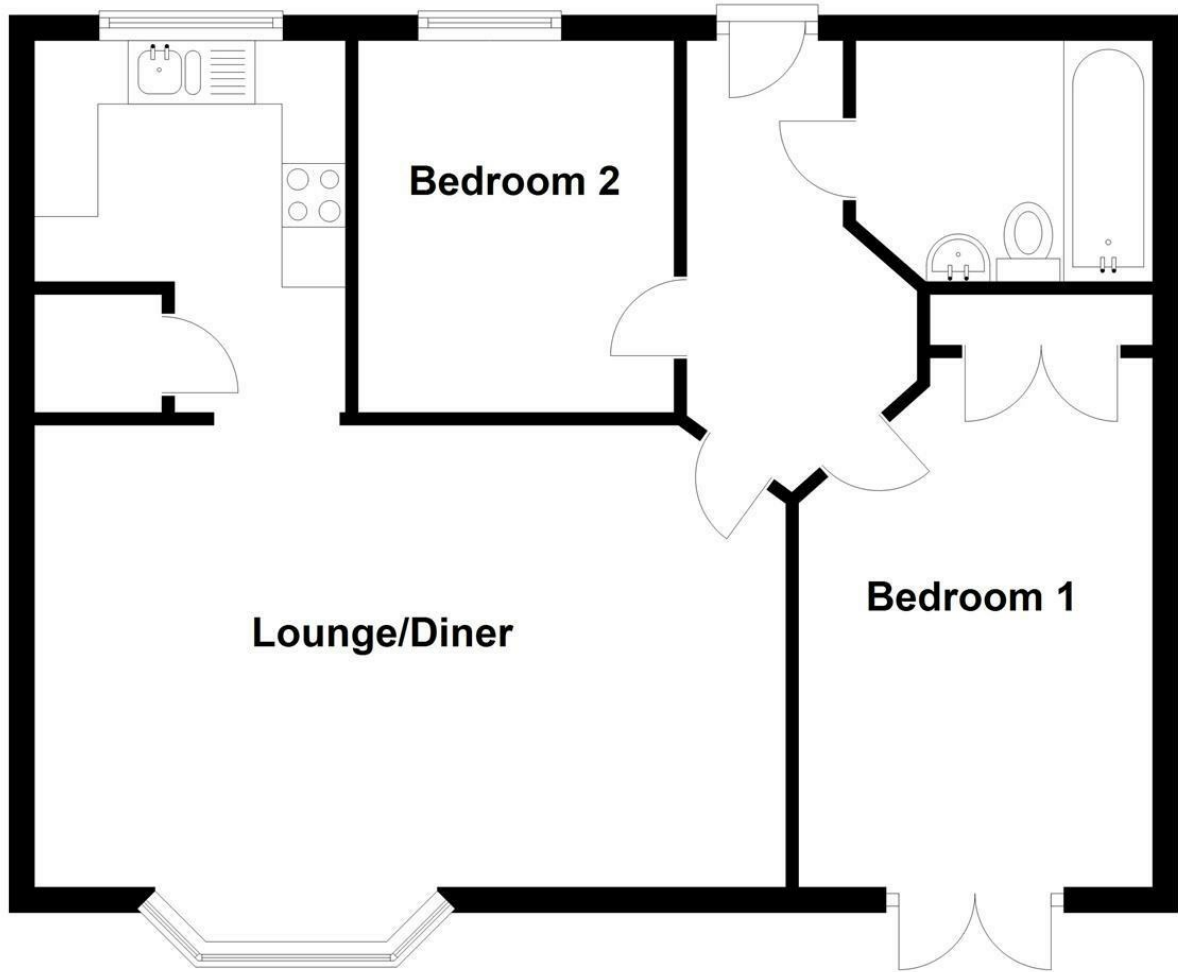
**Disclaimer 03/2021 (Hilton)**

These particulars, whilst believed to be accurate are set out as a



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# Ground Floor



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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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