



Apartment 5, Lynmouth House Welland Road, Hilton, Derby, DE65 5NP

£795 PCM

Available from Mid- August. Scoffield Stone are delighted to offer TO LET this first floor, two bedroom apartment which is well presented throughout. Situated within the renowned John Port Academy catchment area, close to local commuting routes and close to all village amenities. Accommodation comprises: Lounge/Diner, Kitchen, Main bedroom with en-suite shower room, a second double bedroom and main bathroom. There is allocated car parking and visitor car parking. Council Tax Band: B. EPC: B 82. The deposit is £915, which includes a holding deposit of £180.

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Summary Description

On offer for let is this splendid, neutrally decorated, two-bedroom flat. This property exudes a warm and welcoming ambiance that is sure to make you feel at home.

The flat encapsulates a well-proportioned, spacious layout that includes a tastefully designed reception room. This space is the perfect setting for relaxing evenings or entertaining guests, providing a versatile living area that can cater to your every need.

The property boasts a modern kitchen that is designed for efficiency and comfort. It contains ample storage and workspace, ensuring that every culinary task is a pleasure rather than a chore.

The flat further benefits from two generously sized, double bedrooms. The master bedroom is a true highlight of the property, featuring an en-suite bathroom for added convenience and privacy.

In addition to the en-suite, the property has a second bathroom equipped with built-in storage, a practical addition that ensures your toiletries are neatly stored away.

The property is in Council Tax Band B and has an EPC rating of B, providing evidence of the property's energy efficiency.

This flat is a rare find with its combination of space, style, and comfort. Whether you're a professional looking for a peaceful retreat, a couple seeking a stylish space, or a small family in need of a comfortable home, this property could be the perfect fit for you. Book a viewing today to experience firsthand the charm and comfort this flat has to offer.

Entrance Hall

Having wood effect laminate flooring and neutral decor, cupboard with water heater, radiator.

Lounge/Diner

16'8" x 10'5" (5.1 x 3.18)



Carpeted and neutrally decorated with front aspect upvc double glazed French doors to Juliette balcony, side aspect upvc double glazed window, tv and telephone points, two radiators.

Kitchen

9'3" x 6'0" (2.82 x 1.85)



Having wood effect cushion flooring and neutral decor with side aspect upvc double glazed window, tiled splashbacks, a range of fitted wall and floor units to wood effect with wood effect roll edge worktop, under counter space and plumbing for appliances, integrated fridge, integrated electric oven with electric hob over and extractor hood, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap.

Bedroom One

13'10" x 8'5" (4.24 x 2.57)



Carpeted and neutrally decorated with front aspect upvc double glazed window, tv and telephone points, radiator.

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En Suite Shower Room



Having wood effect cushion flooring and neutral decor with tiled splashbacks, pedestal wash hand basin with chrome monobloc tap, single shower enclosure with plumbed shower, low flush wc, radiator.

Bedroom Two

12'5" x 8'0" (3.79 x 2.46)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator.

Bathroom



Having wood effect cushion flooring and neutral decor with tiled splashbacks, pedestal wash hand basin with chrome monobloc tap, low flush wc, bathtub with chrome mixer tap, radiator, shaving point, walk in storage cupboard.

OUTSIDE

There is a car park to the front of the property, with allocated parking, visitor parking and some maintained planting.

Material Information

Council Tax Band: B

Air Quality: Get air quality data for this address here: <https://addresspollution.org/>

What3Words Location: stage.classmate.airbase

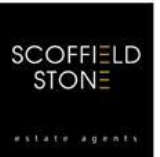
Disclaimer 07/2024

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

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Not to Scale. Produced by The Plan Portal 2023
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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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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