



9 Thames Way, Hilton, Derbyshire, DE65 5NB

£775 PCM

Available now. A well laid out two bedroom first floor apartment, positioned within a small block of similar apartments. Located within this popular residential area, the apartment is well situated for access to Derby, Burton, A38 and A50 and is within the John Port Academy catchment area. Accommodation in brief comprises, communal foyer to entrance, with hallway, lounge/diner having, fitted kitchen with a range of base and floor units, double bedroom with fitted wardrobes, single bedroom and family bathroom with three-piece suite and shower. There is designated parking for one car to the front of the property.

EPC Rating C (79). Deposit £890 which includes a holding deposit of £175.

FULL DESCRIPTION

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Lounge/Diner

17'9" x 12'0" (5.43 x 3.67)



Carpeted and neutrally decorated with front aspect upvc double glazed window, two radiators, media point. Cupboard with boiler.

Kitchen

9'7" x 7'6" (2.94 x 2.31)



With vinyl flooring and neutral décor, rear aspect upvc double glazed window, radiator, a range of fitted wall and floor units to Beech effect with cream stone effect roll edge worktop and tiled splash backs, space and plumbing for dishwasher, integrated washer/dryer, integrated electric oven with gas hob over and extractor hood, free standing fridge/freezer, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap.

Bathroom

6'9" x 5'6" (2.08 x 1.68)



Having vinyl flooring and neutral décor with tiled splash backs, bath tub with chrome hot and cold taps and plumbed shower, low flush wc, pedestal wash hand basin with chrome hot and cold taps, two wall mounted cabinets, shaving point, radiator.

Bedroom One

12'0" x 10'1" (3.67 x 3.09)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, fitted wardrobes and worktop, radiator.

Bedroom Two

9'1" x 8'8" (2.77 x 2.65)



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

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Outside Rear

There is car parking to the rear of the apartments.

Entrance Hallway

Carpeted and neutrally decorated, radiator and access to roof space.

What3Words

///snapped.highly.urban

Material Information

Verified Material Information

Monthly rent: £775

Council tax band: B

Tenure: Freehold

Property type: Flat

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Gas central heating

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good

Parking: Car park to rear with allocated space

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

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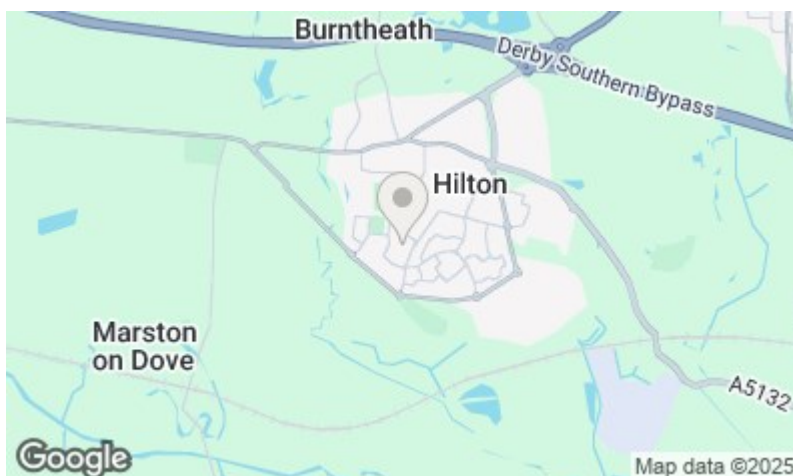
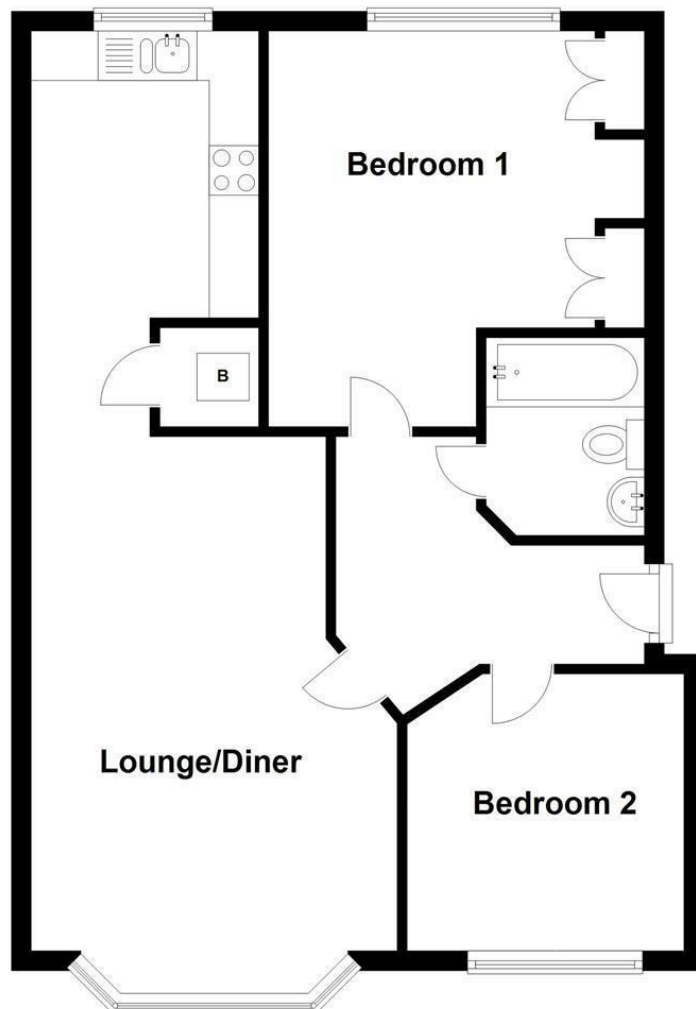
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Disclaimer 03/2021 (Hilton)

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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| 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 | | | |
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| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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