



5 Hamble Way, Hilton, Derby, DE65 5NT

£750 PCM

Available beginning May 2025. Scoffield Stone are proud to offer 'To Let' this first floor spacious two double bedroom apartment ideally situated in the ever popular village of Hilton and within close proximity to main commuting roads and local amenities on offer. The property is well presented throughout and accommodation briefly comprises; Entrance hallway, modern fitted kitchen/diner, spacious sitting room, master bedroom with en-suite shower room, and a further double bedroom and main bathroom. The property benefits from Upvc double glazing throughout and has an allocated parking space to the rear. Early viewing is essential. EPC rating; C (79). Council tax Band: B, Deposit £865, which includes a holding deposit of £170

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Entrance Hallway

Walls newly neutrally decorated, carpet to floor, a wall mounted electric panel heater, main fuse box, intercom handset for entrance access, smoke alarm and standard light fittings.

Outer Entrance Door front and back



Secure outer key operated secure door leading to communal hallway and stairs to the first floor apartments. There is also a secure rear access door with the post boxes for all apartments.

Family Bathroom

6'6",574'1" x 3'3",2687'0" (2,175 x 1,819)



Brand New wooden effect vinyl to the floor,, neutrally decorated walls with a white suite, comprises: bath with hot and cold mixer taps with shower and hose attachment, toilet and basin with hot and cold mixer taps, electric panel heater, ceiling extractor fan and obscured uPVC window, shaver point socket and wooden panelled door with internal lock.

Lounge

12'7" x 13'7" (3.85 x 4.15)



Carpet to flooring newly decorated walls, storage heater, telephone and TV sockets, uPVC window, wooden panelled door with silver handles and standard light fitting.

Kitchen

13'1",452'9" x 9'10",91'10" (4,138 x 3,028)



Flooring has vinyl, walls newly decorated neutrally, tiled splashbacks to walls above worktops, flat edged speckled worktops with stainless steel sink half bowl and draining board, with hot and cold mixer taps, a series of kitchen wall and floor units with matching drawer unit, with space for a washing machine, integrated electric oven, hob, and extractor hood. standard light fittings, electric panel heater, fire extinguisher and fire blanket, uPVC double glazed windows and wooden panelled door.

Bedroom One

11'5" x 9'6" (3.5 x 2.9)



Newly decorated walls, flooring is carpeted, fitted double wardrobes, panel heater telephone and TV sockets, uPVC window, standard light fitting and wooden panelled doors on leading to the en-suite.

En-suite

3'3",2762'5" x 3'3",1138'5" (1,842 x 1,347)



Flooring has neutral vinyl to it, with newly neutrally decorated walls and tiled splash back to basin area, uPVC double glazed obscured window, standard enclosed light fitting, ceiling extractor fan, shaver point socket, electric towel heater, white suite comprises basin with mixer hot and cold taps, toilet, shower enclosure with folding doors, white tray with tiled walls and mixer mains connected shower.

Bedroom Two

9'8" x 8'10" (2.95 x 2.7)



New carpet to the floor and walls neutrally decorated, wooden panelled door, uPVC double glazed window, electric panel heater and standard light fitting.

Material Information

Council Tax Band:- B

Verified Material Information

Monthly rent: £750

Council tax band: B

Tenure: Leasehold

Lease length: 999 years remaining (979 years from 2005)

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: Room heaters only

Heating features: Double glazing and Night storage

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: Allocated and On Street

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: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Lateral living

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

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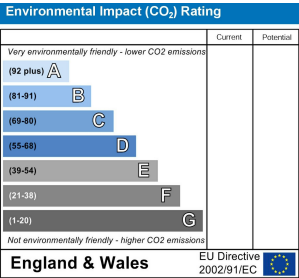
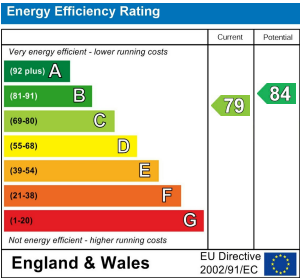
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

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Disclaimer

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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