



87 Wildhay Brook, Hilton, Derbyshire, DE65 5NY

£775 PCM

Scofield Stone are delighted to have available to let this bright second floor apartment offers two double bedrooms, an open plan living kitchen, a principal en suite and allocated parking. Set on the edge of Hilton with countryside views, it provides easy access to village amenities and key routes for Derby and Burton.

EPC: C (76) Deposit: £890 and a holding deposit of £175 which will go toward the successful applicants first months rent.

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FULL DESCRIPTION

Positioned on the southern edge of Hilton, Derbyshire, this second floor two bedroom apartment is available to let and enjoys open views to the front across neighbouring countryside. The home sits within well maintained communal grounds and includes an allocated parking space to the rear. With an efficient layout and neutral presentation throughout, it offers a comfortable and practical base for a single professional, couple or sharers seeking easy access to local amenities and major routes.

A carpeted entrance hall provides useful storage and an airing cupboard. The open plan lounge, dining area and kitchen forms the heart of the home, filled with natural light from twin front aspect windows. The kitchen includes fitted cabinets, stone effect worktops, tiled splash backs, an integrated electric oven and hob with extractor, stainless steel sink and under counter lighting. Two genuine double bedrooms are set to the rear, the principal bedroom featuring fitted wardrobes and a private en suite shower room. A separate bathroom offers a white suite with bath and shower attachment. The property benefits from uPVC double glazing and electric heating.

Hilton is a popular South Derbyshire village with everyday shopping, cafes, pubs and green spaces nearby. Hilton Primary School serves the village, with John Port Spencer Academy in Etwall. Road connections are excellent with the A50, A38 and A516 placing Derby, Burton upon Trent and Uttoxeter within easy reach, and regular bus services link surrounding towns.

Entrance Hallway

Carpeted and neutrally decorated, wall mounted electric heater, storage cupboard, airing cupboard with hot water cylinder.

Kitchen/Lounge/Diner

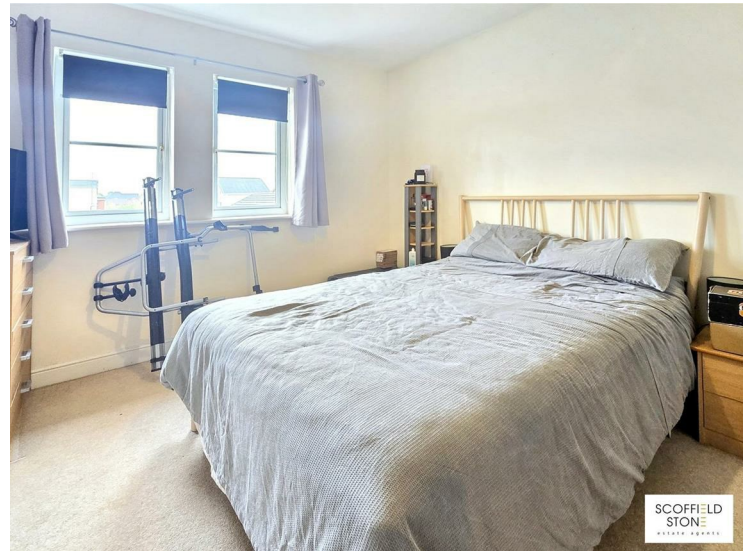
10'6" x 22'10" (3.22 x 6.98)



Having wood effect LVT flooring, neutral decor, fitted wall and floor units to wood effect with stone effect roll edge worktop and tiled splash backs, inset stainless steel sink with drainer and chrome mixer tap, integrated electric oven with electric hob over and chimney style extractor hood, under counter lighting and freestanding washing machine and fridge. Carpeted and neutrally decorated with two front aspect upvc double glazed windows, two wall mounted electric heaters, tv and telephone points.

Bedroom One

10'11" x 9'6" (3.35 x 2.90)



Carpeted and neutrally decorated with two rear aspect upvc double glazed windows, fitted wardrobes, wall mounted electric heater.

En-Suite

8'11" x 3'2" (2.73 x 0.99)

Carpeted and stylishly decorated, shower enclosure with electric shower, pedestal wash hand basin with chrome mixer tap, low flush wc, tiled splashbacks.

Bedroom Two

8'3" x 9'5" (2.52 x 2.89)



Carpeted and neutrally decorated with two rear aspect upvc double glazed windows, wall mounted electric heater.

Bathroom

6'3" x 5'5" (1.91 x 1.67)



Carpeted and neutrally decorated, pedestal wash hand basin with chrome mixer tap, low flush WC, bathtub with chrome mixer tap having shower attachment, wall mounted electric heater, tiled splash backs.

Outside

The apartment has one allocated parking space to the rear of the building. The block stands within maintained grounds and has views over open countryside to the front.

Material information

Verified Material Information

Monthly rent: £775

Council Tax band: B

Tenure: Leasehold

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

Property type: Flat

Property construction: Standard construction

Energy Performance rating: C

Number and types of room: 2 bedrooms, 2 bathrooms, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Allocated

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

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

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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.

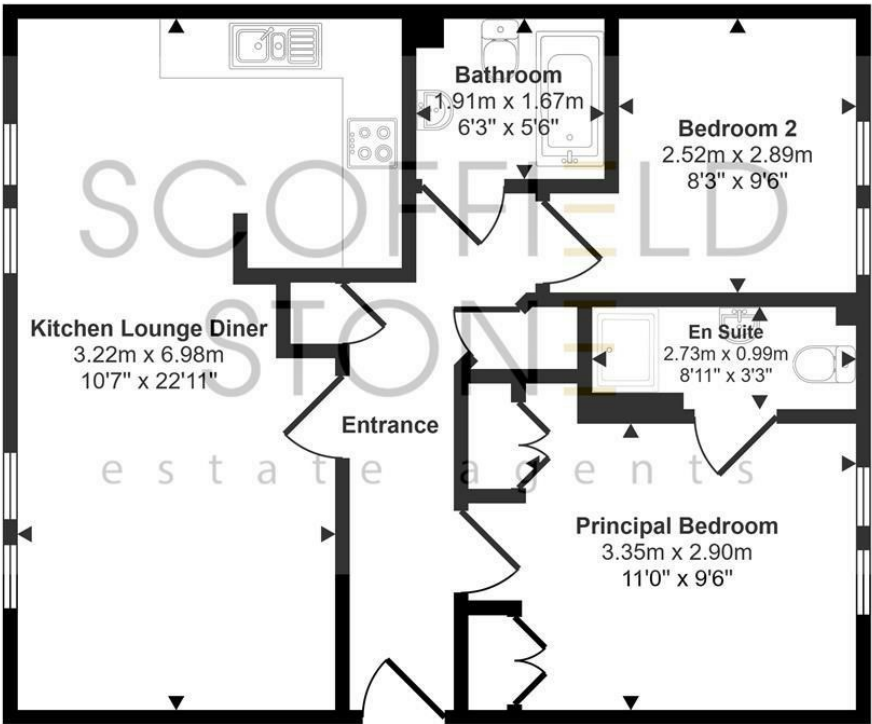
Disclaimer 03/2021 (Hilton)

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.

What3Words

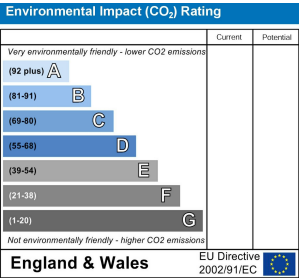
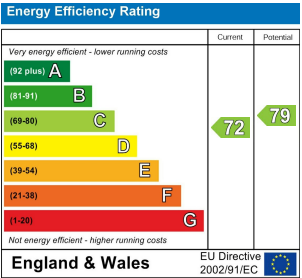
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Approx Gross Internal Area
60 sq m / 648 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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