



Foss Road, Hilton, Derby



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Guide price £120,000



## Key Features

- Spacious Second Floor Apartment
- Highly Regarded Residential Location
- Well Presented Throughout
- Upvc Double Glazing & Gas Fired Central Heating
- Allocated Parking
- Immediate Vacant Possession
- EPC rating C
- Leasehold





Newton Fallowell are pleased to be able to offer for sale this well presented, spacious, two bedroomed, second floor apartment located in a well kept characterful block of apartments. Situated within close proximity to a good range of amenities and facilities the gas centrally heated and Upvc double glazed accommodation comprises in brief: - communal entrance staircase and landing leading to entrance hall, large open plan lounge with French doors to Juliet balcony, well fitted kitchen, master bedroom with French doors to Juliet balcony and fitted wardrobes, second bedroom and bathroom with modern white suite. There is allocated parking.

### Accommodation In Detail

#### Communal Entrance

Staircase & Landing leading to:

#### Entrance Hall

having access to loft space, thermostatic control for central heating, one central heating radiator, fitted smoke alarm, full height storage cupboard, intercom telephone and communal door release.

#### Open Plan Living Area 4.23m x 4.36m (13'11" x 14'4")

having Upvc double glazed window to rear elevation, Upvc double glazed French doors to Juliet balcony, one central heating radiators and opening leading through into:

#### Kitchen Area 2.55m x 2.74m (8'5" x 9'0")

having a good range of oak fronted base and eye level units with complementary rolled edged granite effect working surfaces, cupboard housing fitted Ideal gas fired central heating boiler, four ring gas hob with extractor over and electric oven under, stainless steel sink and draining unit, Upvc double glazed window to rear elevation, plumbing for washing machine, integrated dishwasher and fitted kickstrip heater.

#### Master Bedroom 2.56m x 4.23m (8'5" x 13'11")

having Upvc double glazed French doors to Juliet balcony, one central heating radiator and a range of built-in mirror fronted wardrobes with shelving and hanging.

#### Bedroom Two 2.30m x 2.56m (7'6" x 8'5")

having Upvc double glazed window to side elevation and one central heating radiator.

#### Bathroom

having modern white suite comprising P-shaped panelled bath with shower over, pedestal wash basin, low level twin flush wc, extensive tiling complement to walls, fitted extractor vent and one central heating radiator.

#### Services

All mains services are believed to be connected to the property.

#### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

#### Tenure

Leasehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

#### Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

GROUND FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Address:  
18 Foss Rd

