



For Sale

Flat 7, Lynmouth House Welland Road, Derby

£120,000

 **2**

 **2**

IMMACULATELY PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT IN POPULAR RESIDENTIAL AREA OF HILTON.

Offered with no upward chain, this immaculately presented first floor apartment would be ideal for a first time buyer or investment purchaser. Located in the sought after area of Hilton, the property has recently had new carpets fitted and benefits from gas central heating, two double bedrooms, an allocated parking space and open plan living kitchen/diner with Juliet balcony. The accommodation briefly comprises: entrance hallway with airing cupboard housing hot water cylinder, spacious open plan living area with french doors opening to a Juliet balcony, kitchen/diner open plan to living area, two double bedrooms, ensuite shower room and family bathroom. To the rear of the building there is an allocated parking space. Lynmouth House is conveniently located for major road links into Derby and Burton-on-trent via the A38 and A50 leading to the M1 motorway and East Midlands Airport. There is a local bus service which runs through the village which goes to both Derby and Burton town centres, as well as other local villages.

Mobile coverage: 4G coverage is available in the area - please check with your provider.

Broadband Availability: Superfast broadband (FTTC) is available in the area.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

<https://labs.thinkbroadband.com/local/postcode-search>

Property & Services information:

Rebecca Adams

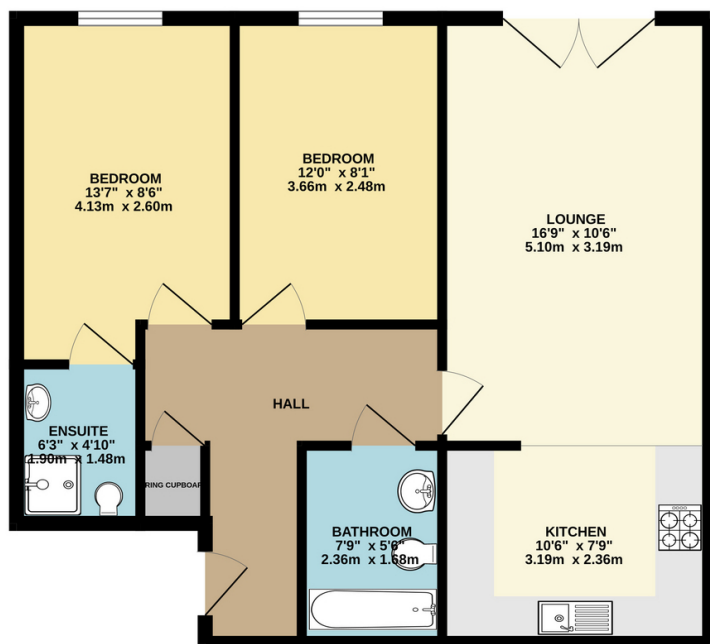
0771 5763563

Rebecca@ThePropertyExperts.co.uk



The Property Experts UK

01283268269



- NO UPWARD CHAIN
- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM
- OPEN PLAN LIVING ROOM/KITCHEN
- ALLOCATED PARKING SPACE
- GAS CENTRAL HEATING
- EPC RATING D

