



The Gables, Welland Road, Hilton Derby DE65 5NG

welcome to

The Gables Welland Road, Hilton Derby

In the popular village of Hilton, this well-presented apartment, comprising of an entrance hallway, lounge, kitchen, two bedrooms, family bathroom and allocated parking. A great opportunity for first-time buyers. Call us now to view!



Entrance Hallway

Upon entry through the front door the entrance hallway provides access to the lounge, two bedrooms, bathroom and storage cupboard.

Lounge

13' 11" x 14' 2" (4.24m x 4.32m)

Spacious lounge finished with wood laminate flooring, a juliette balcony, radiator, double-glazed window to the side and a connecting door to the kitchen.

Kitchen

9' 2" x 8' 8" (2.79m x 2.64m)

Accessed through the lounge, a fitted kitchen comprising of a range of base, wall and drawer units with an integrated oven, four ring electric hob, overhead extractor hood and one and a half bowl stainless steel sink, with space for additional appliances. Finished with tiled flooring, part-tiled walls, a radiator and double-glazed window to the front.

Bedroom One

12' 4" x 8' 5" (3.76m x 2.57m)

Double bedroom finished with carpeted flooring, fitted wardrobes, a radiator and juliette balcony

Bedroom Two

7' 6" x 8' 3" (2.29m x 2.51m)

Single bedroom currently used as a office/study space, finished with carpeted flooring, a radiator and double-glazed window to the rear.

Bathroom

Three-piece suite comprising of a wash-hand basin, low-level w/c and bath with an overhead shower. Finished with tiled flooring, part-tiled walls and a radiator.

External

Externally, the apartment benefits from a communal car park, with one allocated parking space for the resident of the flat.



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The Gables Welland Road, Hilton Derby

- TWO BEDROOM APARTMENT
- JULIETTE BALCONY TO LOUNGE AREA
- FITTED KITCHEN
- WELL-PRESENTED THROUGHOUT
- ALLOCATED PARKING SPACE

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 690.21

Ground Rent: 155.62

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Sep 2003.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR109111 - 0003

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