



Wildhay Brook, Hilton DERBY DE65 5NU

welcome to

Wildhay Brook, Hilton DERBY

This modern and spacious first-floor apartment is perfectly located in the popular South Derbyshire village of Hilton, and benefits from a lounge, kitchen, two double bedrooms, master ensuite, a bathroom, and an allocated parking space, with public green spaces and many amenities close by.



Communal Entryway

Access to the building is granted via an intercom system. The entryway gives access to the stairs to the first floor, and in turn, the entrance door to the apartment.

Entrance Hallway

Upon entry through the front door, the entrance hallway provides access to the lounge, kitchen, both bedrooms, and the bathroom, and is finished with two storage cupboards, and carpeted flooring.

Lounge

12' 7" x 13' 8" (3.84m x 4.17m)

The spacious lounge has been tastefully decorated, and is finished with carpeted flooring, a wall-mounted electric radiator, and a double-glazed window to the side.

Kitchen

8' 6" x 13' 5" (2.59m x 4.09m)

Modern fitted kitchen comprising of a range of wall, base, and drawer units, an integrated oven, electric hob, and overhead extractor hood, and space and plumbing for further appliances. Finished with complementary splashback tiling, wood laminate flooring, and two double-glazed windows to the side.

Bedroom One

11' 1" x 11' 9" (3.38m x 3.58m)

Spacious double bedroom with fitted wardrobes and an ensuite shower room. Finished with carpeted flooring, and a double-glazed window to the side.

En-Suite

Three-piece suite comprising of a wash-hand basin, low-level w/c and a shower. Finished with complementary splashback tiling, an electric shaver outlet, wood laminate flooring, and a frosted double-glazed window to the side.

Bedroom Two

10' 3" x 9' 8" (3.12m x 2.95m)

Double bedroom finished with carpeted flooring and two double-glazed windows to the side.

Bathroom

Fitted three-piece suite comprising of a bath with an overhead shower, a low-level w/c, and a wash-hand basin set in a vanity storage unit. Finished with complementary splashback tiling, an electric shaver outlet, wood laminate flooring, and a frosted double-glazed window to the side.

External

The apartment benefits from an allocated parking space in the residents' car park, and the block is positioned next to an open green space with a lovely brook, which is perfect for gentle walks on a sunny day.



view this property online bagshawsresidential.co.uk/Property/MVR109333



welcome to

Wildhay Brook, Hilton DERBY

- BEAUTIFULLY PRESENTED FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- MASTER ENSUITE AND A BATHROOM
- KITCHEN AND SPACIOUS LOUNGE
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 915.04

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/MVR109333



Property Ref:
MVR109333 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01332 518844



Mickleover@bagshawsresidential.co.uk



14 The Square, Mickleover, DERBY, Derbyshire,
DE3 0DD



bagshawsresidential.co.uk