



107 Foss Road, Hilton, Derbyshire, DE65 5BJ

£123,950

This immaculate two-bedroom coach house apartment, featuring open-plan living spaces, allocated parking, and serene tree-line views, offers privacy and convenience with excellent transport links and local amenities, making it an ideal purchase for couples or sharers.

### Summary Description

For sale is an immaculate, stylishly presented two-bedroom apartment that would be an ideal purchase for couples or sharers. The property is a unique coach house style apartment that offers owners a sense of privacy, boasting views over an attractive tree-line to the rear. The home has been meticulously cared for and is in pristine condition, ready for immediate move-in.

The apartment features one well-appointed lounge/diner room with an open-plan layout, providing an airy and spacious feel. The room benefits from an abundance of natural light and picturesque views over the tree-line, creating a serene and tranquil atmosphere.

The property includes one large and one small double bedroom, offering ample space for personalisation and flexibility. Each bedroom has been finished to a high standard, ensuring a comfortable living space for occupants.

The home also comprises a modern three-piece bathroom, finished to a high standard and providing all the essentials for daily living.

The kitchen, like the reception room, is open-plan and seamlessly blends into the overall layout of the flat. This design creates a cohesive and inclusive atmosphere, perfect for entertaining guests or enjoying family meals.

Additionally, the property benefits from allocated parking, a highly sought-after feature in today's market.

The location of the flat is one of its greatest assets. It is conveniently positioned with excellent public transport links, nearby schools, local amenities, and parks. This combination of features ensures a balance of convenience and lifestyle amenities, making it a highly desirable property.

This is more than just a home; it's a lifestyle opportunity. Don't miss out on this captivating property.

### Entrance Hall

Having wood effect cushion flooring and neutral decor with rear aspect part obscure glazed galvanised main entrance door, radiator.

### Stairs/Landing

Carpeted and stylishly decorated with rear aspect upvc double glazed window, airing cupboard with Glowworm wall mounted gas boiler, radiator, access to roof space.

### Lounge/Diner

12'4" x 17'3" (3.76 x 5.28)



Carpeted and stylishly decorated with two rear aspect upvc double glazed windows, tv and telephone points, radiator.

### Kitchen

6'10" x 7'8" (2.09 x 2.36)



Having ceramic tiled flooring and stylish decor with rear aspect upvc double glazed window, fitted wall and floor units to cream with stone effect roll edge worktop, tiled splashbacks, inset stainless steel sink with drainer and chrome monobloc tap, integrated electric oven with gas hob over and extractor hood, under counter space and plumbing for appliances.

### Bedroom One

19'5" x 9'8" (5.93 x 2.96)



Carpeted and neutrally decorated with front and rear aspect upvc double glazed windows, two radiators, tv point.

### Bedroom Two

16'2" x 7'3" (4.94 x 2.23)



Having wood effect laminate flooring and stylish decor with rear aspect upvc double glazed window, radiator.

### Bathroom

6'11" x 5'6" (2.12 x 1.7)



Having ceramic tiled flooring and stylish decor with front aspect upvc double glazed window, tiled splashbacks, low flush wc, pedestal wash hand basin with chrome hot and cold taps, bathtub with chrome hot and cold taps, radiator.

### Outside

The rear of the property is accessed via an archway from Foss Road, where you will find communal parking for numbers 107, 109 and 111. Number 107 has its own designated spot. To the front of the building you will find a handy under stairs storage cupboard.

### Material Information

Verified Material Information

Council tax band: B  
Council tax annual charge: £1633.02 a year (£136.09 a month)  
Tenure: Leasehold  
Property type: Flat  
Property construction: Standard form  
Number and types of room: 2 bedrooms, 1 bathroom, 1 reception  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply

Sewerage: Mains  
Heating: Central heating  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent  
Parking: Allocated, Off Street, and Private  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: B

Please see the link for additional material information:  
<https://moverly.com/sale/CXNM8qr5xd43ycW1HbRu2m/view>

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### Disclaimer

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.

### Buying to Let?

Guide achievable rent price: £750pcm

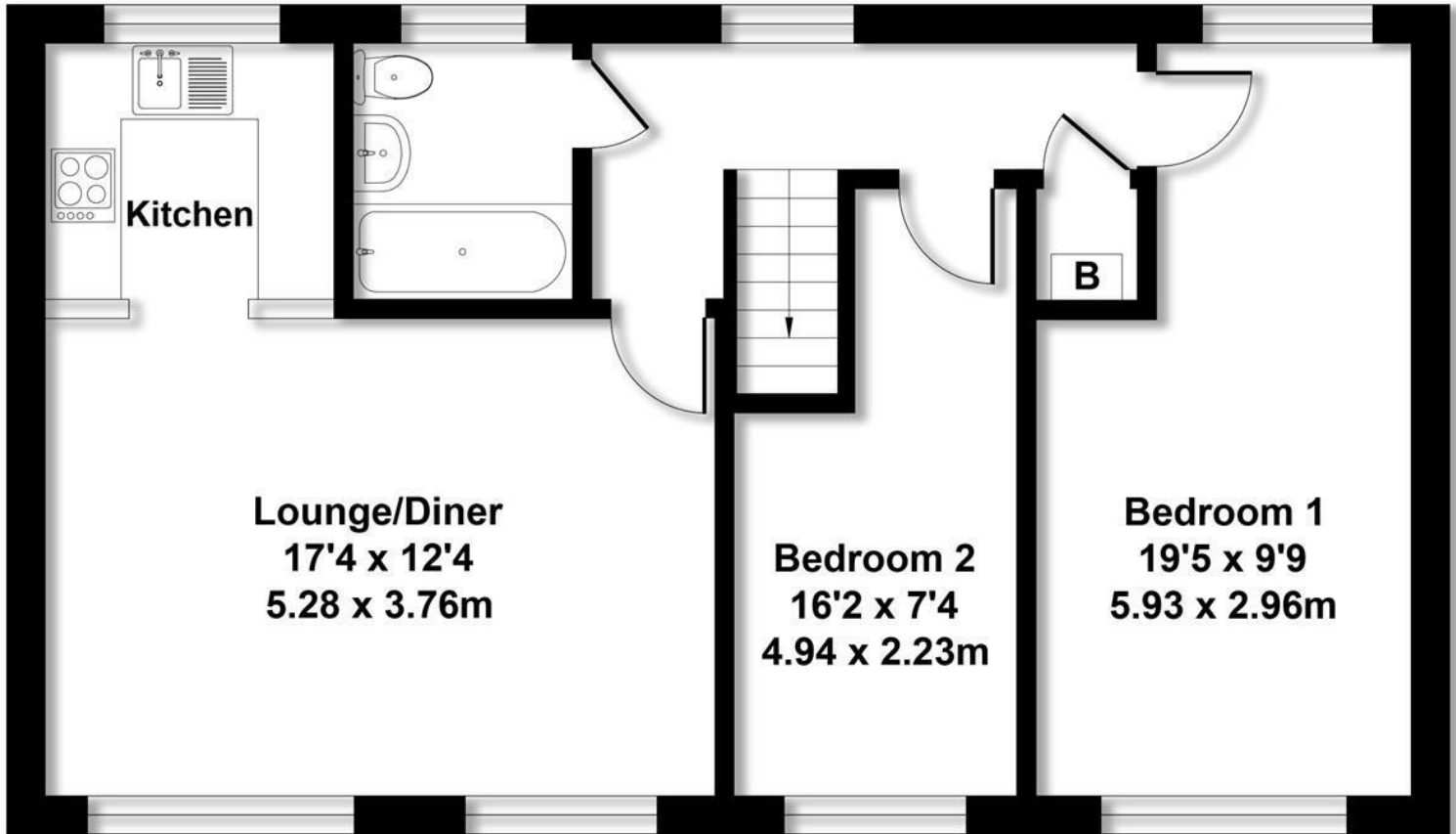
The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

### Location / what3words

what3words ///creatures.unlocking.frame

# 107 Foss Road

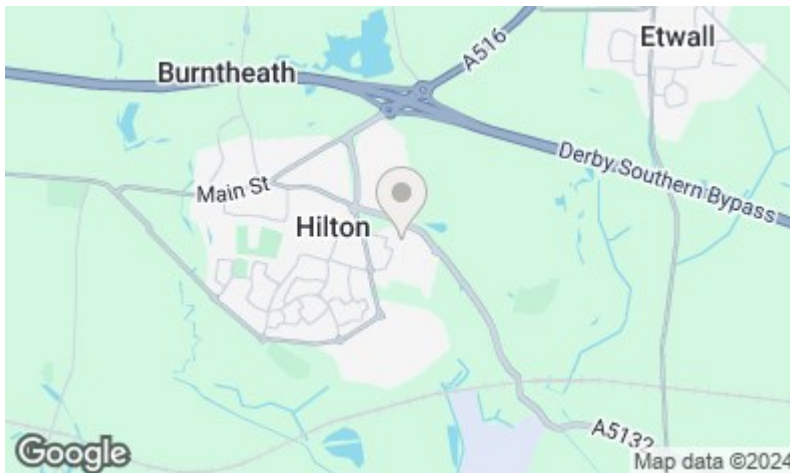
Approximate Gross Internal Area  
689 sq ft - 64 sq m



## GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

SCOFFIELD  
STONE  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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