



**20 Wildhay Brook, Hilton, Derby, DE65 5NU**

**£80,000**

NO UPWARD CHAIN. Scofield Stone are pleased to offer 'For Sale' this modern one bed apartment in the sought after residential address of Hilton. This exceptionally well appointed property is ideal for a first time buyer or downsizing. Ideally located close to local amenities and local commuter routes. Accommodation briefly comprises of; open plan living space with kitchenette, a good sized bedroom and modern shower room. The property also benefits from an allocated parking space and well kept front garden. Viewing is highly recommended to fully appreciate this well presented property.



Sales: 01283 777100  
Lettings: 01332 511000

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## 20 Wildhay Brook, Hilton, Derby, DE65 5NU

### Open Plan Living Area

14'2" max x 12'1" max in total (4.34 max x 3.69 max in total)



The property has a UPVC opaque double glazed entrance door leading to the open plan living area, which has wood effect laminate flooring, neutral decor, two radiators, telephone & TV point, extractor unit and a UPVC double glazed window to front aspect

### Kitchenette



Having a range of wall, base and drawer units with laminate roll edge work surfaces featuring a stainless steel sink with side drainer and chrome hot and cold monobloc tap, an inset four burner electric hob with stainless steel chimney style extractor hood over with down lighter and an integrated electric fan assisted oven. There is also space for under counter fridge, complimentary tiled splash backs, wood effect laminate flooring, spot lights to ceiling and storage cupboard with power.

### Bedroom

9'11" max x 8'0" (3.04 max x 2.45)



The Bedroom has wood effect laminate flooring, radiator, neutral decor, TV point, wardrobe space and a UPVC double glazed window to rear aspect.

### Shower Room



The Shower Room has a three piece suite, comprising of low center flush WC, pedestal wash hand basin with chrome hot and cold taps and a single shower cubicle with chrome mains fed shower over with full modern ceramic tiled walls. There is also an extractor unit, ceramic tiled flooring, radiator and a storage cupboard with space and plumbing for automatic washing machine.

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## Outside



To the outside there is a concrete paved pathway leading to the main entrance with a front garden with artificial lawn and various shrubs. The property also benefits from a parking space to the rear.

### Please Note

The property is leasehold and has 115 approx years remaining on the lease. There is a monthly service charge of £93 which includes all electricity usage, gas central heating, water usage, building insurance and service charge making it easy to budget. There is also a ground rent which is payable yearly at approx £50.

### Material Information

Verified Material Information

Council tax band: A

Council tax annual charge: £1336.7 a year (£111.39 a month)

Tenure: Leasehold

Lease length: 107 years remaining (125 years from 2006)

Ground rent: £60

Service charge: £1500

Property type: Flat

Property construction: Standard form

Number and types of room: 1 bedroom, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

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 Rear

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: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

For further Material Information about this property please visit: <https://moverly.com/sale/N16D7FcNpRdajF4ffM9zgw/view>

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

### Buying to Let?

Guide achievable rent price: £xxxpcm

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.

### 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. 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.



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Location / what3words

what3words ///steepest.dance.indoor



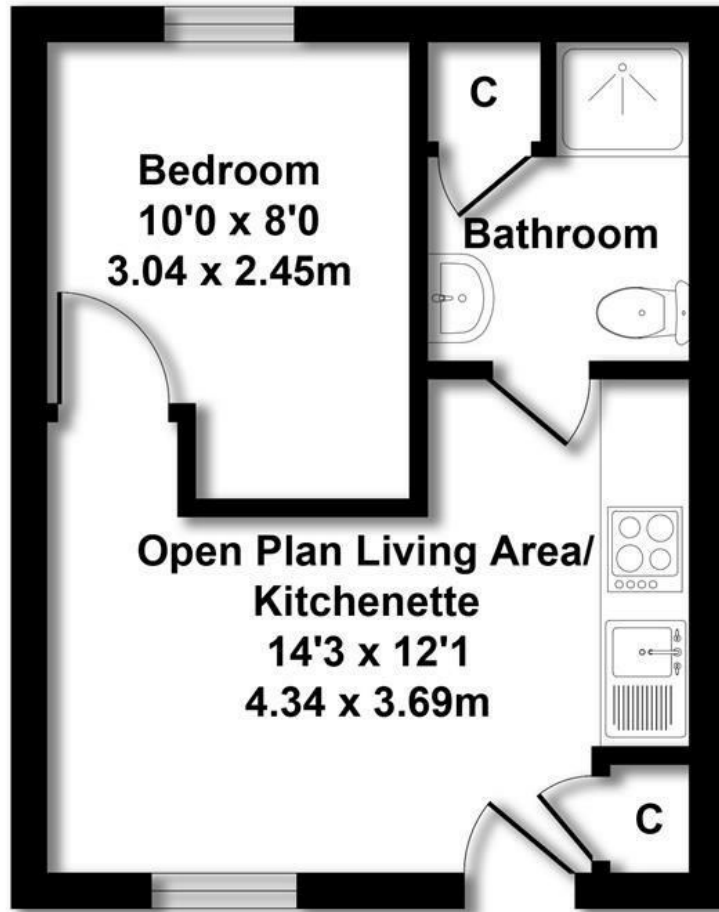
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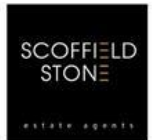
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Approximate Gross Internal Area  
258 sq ft - 24 sq m



## GROUND FLOOR

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



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		75	76
		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		79	80
		EU Directive 2002/91/EC	



**Mickleover Office**  
11 The Square,  
Mickleover,  
Derby DE3 0DD

**Hilton Office**  
Unit 6, Neighbourhood Centre  
Witham Close,  
Hilton, Derby DE65 5JR

**t:** Sales 01283 777100  
**t:** Lettings 01332 511000  
**e:** info@scoffieldstone.co.uk  
**w:** www.scoffieldstone.co.uk

Co Reg No. 8975758 VAT No. GB186513980