

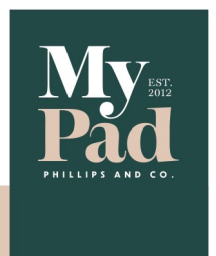
2 Bed Apartment

Price £125,000

📍 Otter Street, Hilton, Derby, DE65 5NH



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2 Bed Apartment

£125,000

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Welcome to this charming apartment located on Otter Street in the sought-after area of Hilton, Derby. This stylish ground floor property boasts a high specification finish, making it an ideal choice for a first-time buyer or as an investment opportunity.

Upon entering, you are greeted by a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. The apartment features two cosy bedrooms, offering a comfortable space to unwind and rest.

The property includes a well-maintained bathroom. Additionally, the presence of an enviable garage and car parking facilities adds to the convenience and security of this lovely apartment.

One of the standout features of this property is its immediate possession with no upward chain, providing a hassle-free transition for potential buyers. Don't miss out on the chance to own this delightful apartment in a prime location.

Communal Entrance Hall

With staircase to all floors.

Reception Hall

Having composite entrance door, security intercom access telephone, BT connection point, radiator, ceiling LED down lighters and large full height storage cupboard.

Lounge/Dining Room 17'1" x 19'6" maximum (5.21 x 5.95 maximum)



Having a feature hexagonal shape with two radiators, television and media connection points, ceiling LED down lighters and three UPVC double glazed windows to front aspect. Twin butler doors open out to the:-

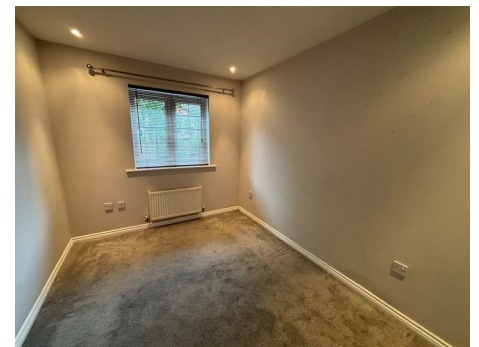


Refitted Kitchen 12'8" x 5'3" (3.87 x 1.62)

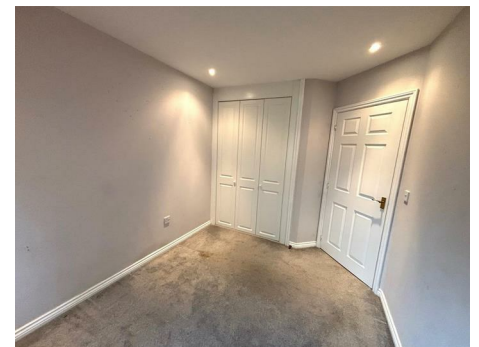


Having a full range of white high gloss, soft close fitted wall, base and drawer units with complimentary ceramic tiled splash backs, contrasting feature Karndean floor, inset black glass four ring ceramic hob with electric fan assisted oven and grill, integrated larder fridge, freezer and washing machine, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, concealed wall mounted combination gas boiler and UPVC double glazed window to front aspect.

Bedroom One 11'8" x 8'3" (3.56 x 2.53)



Having a range of built in wardrobes, television connection point, radiator and UPVC double glazed window.



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Bedroom Two 11'10" x 8'7" (3.62 x 2.63)



Having ceiling LED down lighters, radiator and UPVC double glazed window.



The property occupies a private position off Otter Street and has communal gardens, visitor parking together with an allocated car parking space, leading to a brick garage.

Bathroom



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with Triton electric shower over, complimentary ceramic part tiled walls with contrasting Karndean floor, chrome heated towel rail, ceiling LED down lighters, radiator and extractor fan.

Outside

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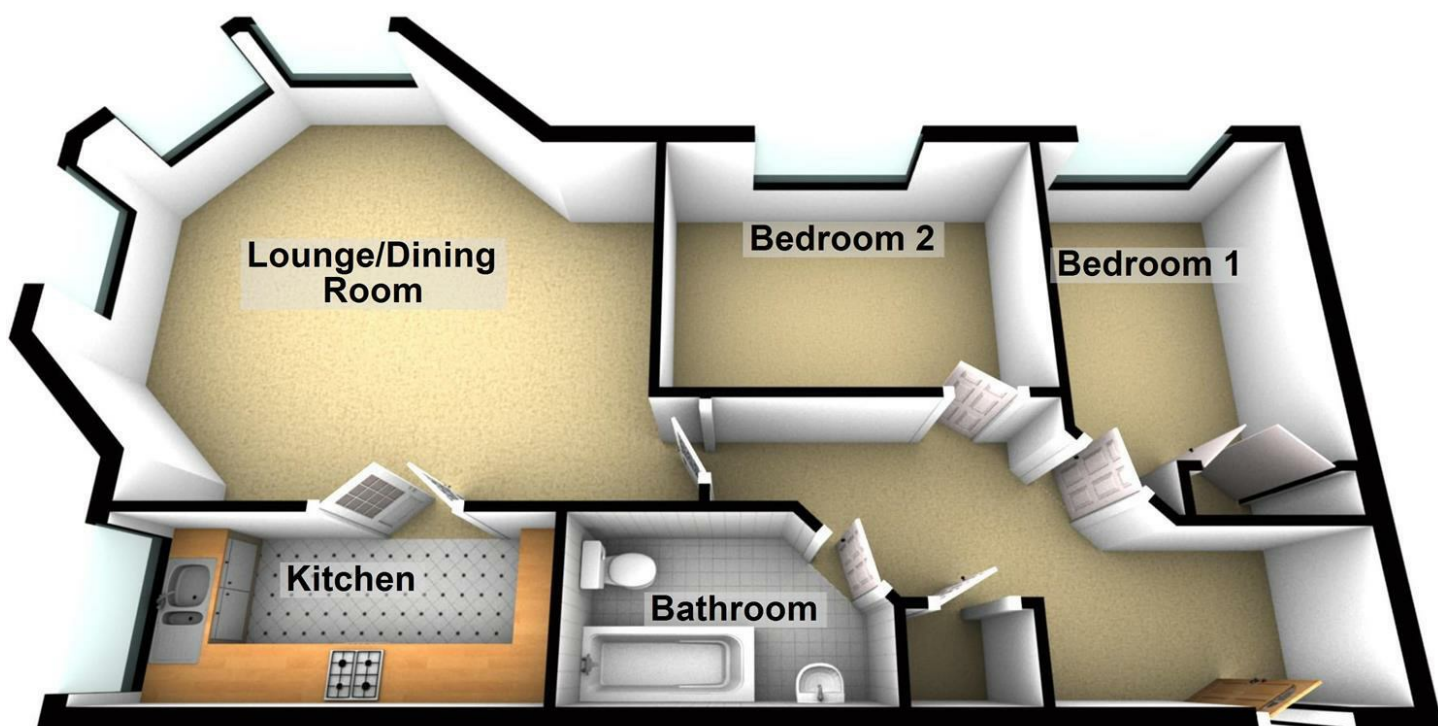
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Ground Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(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	

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