



Wildhay Brook, Hilton, Derby



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£80,000



Key Features

- Ideal Starter Home/Investor Purchase
- One Bedroomed First Floor Flat
- Service Charge To Include Utility Costs
- Immediate Vacant Possession
- Allocated Off Road Parking
- Well Presented Throughout
- EPC rating C
- Leasehold





Situated within this convenient location this centrally heated and double glazed starter home is located on the first floor and is accessed via a communal staircase and provides accommodation which in brief comprises: - entrance lobby, open plan living dining kitchen, bedroom and shower room. Allocated parking is provided.

Accommodation In Detail

Entrance Lobby

leading to:

Open Plan Living Dining Kitchen

featuring:

Kitchen Area 1.96m x 3.53m (6'5" x 11'7")

having a range of dual colour base and wall mounted units, two ring electric hob with oven under, low intensity spotlights to ceiling, stainless steel sink with mixer tap over, fitted extractor and Upvc double glazed window to front elevation.

Living Dining Area 3.5m x 2.86m (11'6" x 9'5")

having one central heating radiator and Upvc double glazed French doors opening onto a Juliet balcony.

Bedroom 3.5m x 2.86m (11'6" x 9'5")

having Upvc double glazed window to rear elevation, one central heating radiator and hanging and shelving.

Shower Room

having low level wc, pedestal wash basin, shower enclosure with thermostatically controlled shower, one central heating radiator, fitted extractor vent and cupboard providing plumbing for washing machine.

Outside

Allocated parking is provided in bay 279



Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

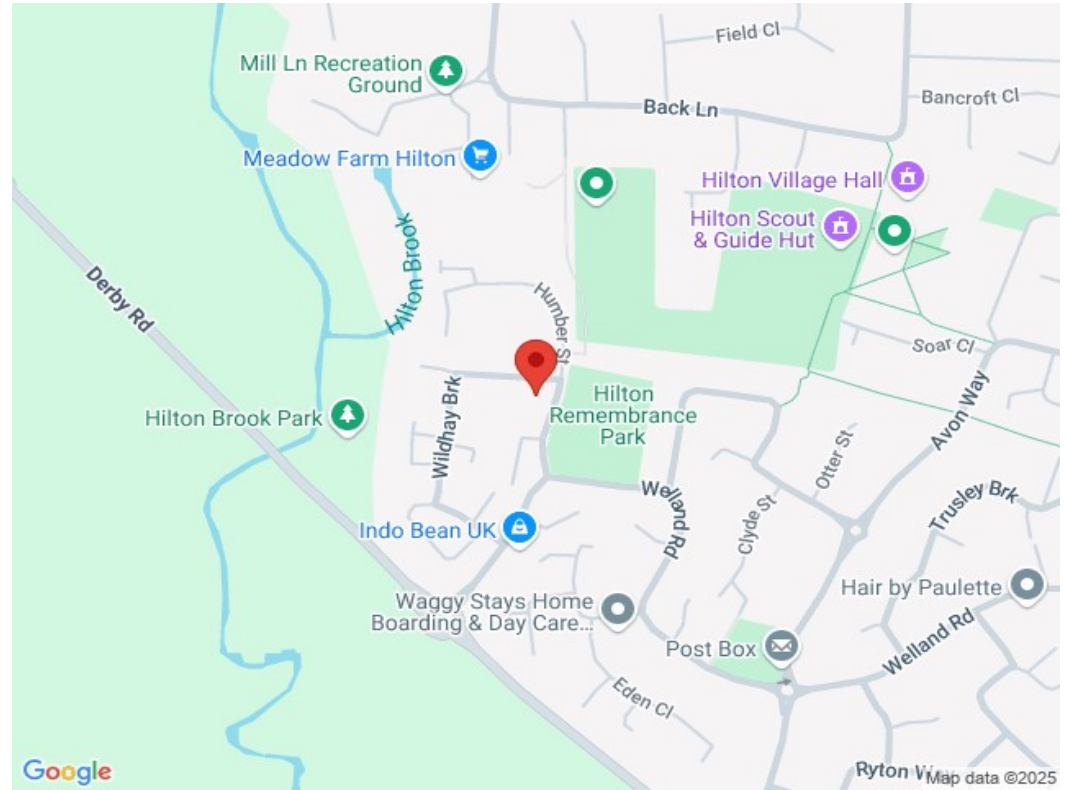
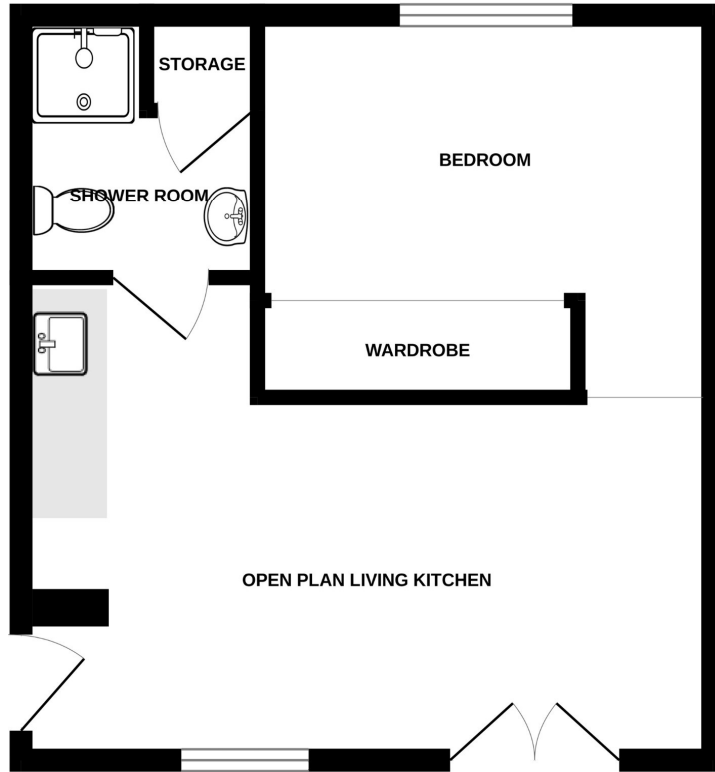
Tenure

Leasehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

GROUND FLOOR
341 sq.ft. (31.6 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(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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TOTAL FLOOR AREA: 341 sq.ft. (31.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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