2 Bed Apartment

Price £129,950

Hamble Way, Hilton, Derby, DE65 5NT

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MY PAD GROUP

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Ideal first time buy / investment. Smart and stylish first floor apartment occupying arguably one of the best locations in this ever popular south Derbyshire village offering superb views over open countryside. This tastefully decorated electric centrally heated and Upvc double glazed first floor property is one of only six situated in this delightful block and offers a rarely available separate lounge and fitted dining kitchen. In brief; Reception hall, spacious lounge, well equipped dining kitchen with integrated oven and hob., two sizeable bedrooms (Principle bedroom with built in wardrobes and shower room en-suite) and family bathroom. Outside is allocated car parking and communal gardens. The property enjoys easy access to the A50 / A38, Toyota, M1 and East Midlands Airport. SOLD WITH IMMEDIATE POSSESSION AND NO UPWARD CHAIN. The property is sold a 125 year lease from 2009 with 109 years remaining. Council tax band B. Energy rating B.

Communal Entrance Hall

To:-

Reception Hall

Having security intercom access, electric central heating radiator, storage cupboard and airing cupboard (housing the pressurised hot water cylinder).

Sitting Room 13'7 x 12'6 (4.14m x 3.81m)

Having electric night storage heater, television and BT connection points, coving to ceiling and UPVC double glazed windows offering spectacular views to the fore over open countryside.

Dining Kitchen 13'6 x 10'4 maximum (4.11m x 3.15m maximum)

Having a range of modern birch effect shaker style fitted wall, base and drawer units with complimentary ceramic tiled splash backs, inset Smeg electric four burner hob with matching electric fan assisted oven and grill, canopy extractor hood with down lighter, space for fridge freezer, space and plumbing for automatic washing machine, electric panel heater, integrated wine rack and UPVC double glazed window to side aspect (again offering delightful views to the right hand side over open countryside).

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Shower Room/En Suite

Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with mains fed shower over, chrome and glass bi-fold door, shaver socket, tiled splash backs, ceiling extractor fan and UPVC opaque double glazed window to rear aspect.

Main Bathroom

Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with chrome shower attachment and mixer tap over, complimentary ceramic part tiled walls, shaver socket, electric panel heater, ceiling extractor fan and UPVC opaque double glazed window to side aspect.

Bedroom One 12'4 x 9'5 (3.76m x 2.87m)

Having built in double wardrobes, electric panel heater and UPVC double glazed window to rear aspect. A door leads to the:-

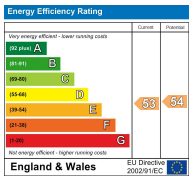
Bedroom Two 9'7 x 8'5 (2.92m x 2.57m)

Having electric panel heater and UPVC double glazed windows to side aspect.

Outside

The property has one car parking space.

Please Note

The owners of this property are directly related to the directors of My Pad Phillips and Co.

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