



Humber Street, Hilton, Derby



£85,000



Key Features

- One Bedroomed First Floor Apartment
- Well Presented Throughout
- Immediate Vacant Possession
- Service charge Includes Utilities
- Long Lease
- Allocated Parking
- EPC rating C
- Leasehold





Situated within the ever popular village of Hilton and enjoying close and quick access to East & West Midlands Business Centres this one bedroomed first floor starter home is sure to be of interest to a discerning first time buyer, giving low cost first step onto the housing ladder. The property is approached via a communal staircase and interior accommodation comprises in brief: - open plan living dining kitchen, bedroom with storage and shower room with utility cupboard. There is also allocated parking.

Accommodation In Detail

Open Plan Living Dining Kitchen featuring

Kitchen Area 1.83m x 2.42m (6'0" x 7'11")

having a range of dual colour (cream & mocca) base and wall mounted units, two ring electric hob with oven under, stainless steel sink and draining unit and low intensity spotlights to ceiling.

Living Area 5.44m x 2.86m (17'10" x 9'5")

having Upvc double glazed window to front elevation, Upvc double glazed French doors opening out to Juliet balcony and one double central heating radiator.

Bedroom

having Upvc double glazed window to rear elevation, one central heating radiator and fitted smoke alarm.

Shower Room/Utility

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



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(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
www.epc4u.com		