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1 Bed Flat/Apartment

127 Wildhay Brook  
Hilton  
Derby  
DE65 5NY

£775 Per Month

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**Fletcher**  
& Company

# 127 Wildhay Brook Derby DE65 5NY



- BILLS INCLUDED - Available Immediately - Groundfloor Apartment
- Property Immaculately Presented - Ready To Move Into
- Gas, Electric, Water, Window Cleaning & Garden Maintenance Included
- Allocated Parking Space
- Council Tax Band A
- Open Plan Lounge/Kitchen
- Double Bedroom With In-Built Storage
- Shower Room With Utility Cupboard
- Popular Village Location
- Close to A50, A38 and Excellent Transport Links

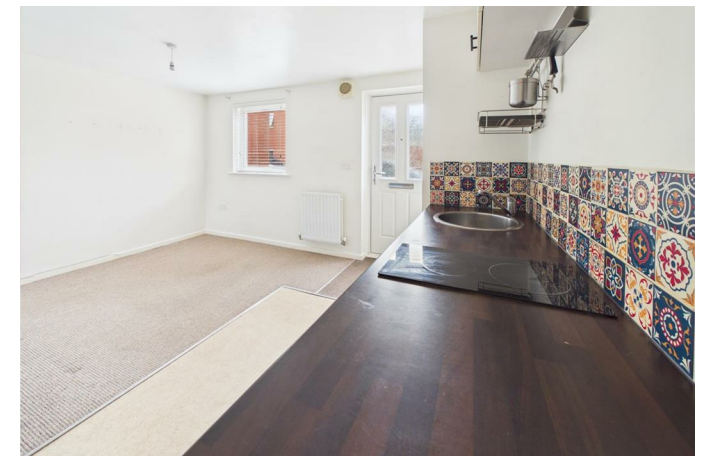
BILLS INCLUDED - Available Immediately, redecorated and immaculately presented. An exceptionally well presented ground floor, one bedroom apartment in the popular village of Hilton, Derbyshire.

The property benefits from an open plan lounge/kitchen area, a double bedroom with fitted wardrobes, and a shower room with utility cupboard. The apartment is double glazed throughout and will be freshly decorated throughout ahead of a new tenancy beginning.

An allocated parking space is provided, and immediately to the front of the property is a small seating area.

Hilton is a popular village offering a good range of local amenities including shops, a primary school, pubs, and pleasant countryside walks, with easy access to Derby city centre, Burton upon Trent, the A50 and A38.

Available immediately. Bills included; Gas, electric and water included within rent amount. The property also benefits from having window cleaning and gardens maintained.





### **The Location**

Hilton is a popular village with a good range of amenities including shops, primary school, pubs, pleasant walks in the surrounding open countryside and easy access to Derby City centre and Burton upon Trent. The property is also convenient for the A50 and A38.

### **Accommodation**

#### **Open Plan Living Kitchen**

14'2" x 11'7" (4.33 x 3.54)

An entrance door provides access to open plan living kitchen.

#### **Lounge Area**

With central heating radiator and double glazed window to front.

### **Kitchen**

Comprising woodblock effect preparation surfaces, inset stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, electric hob, built-in oven, appliance space suitable for fridge freezer, useful storage cupboard and doorway to double bedroom.

#### **Double Bedroom One**

8'1" x 8'0" (2.48 x 2.44)

Having a central heating radiator, TV aerial point, fitted wardrobe and double glazed window to rear.

### **Shower Room**

5'10" x 4'8" (1.80 x 1.43)

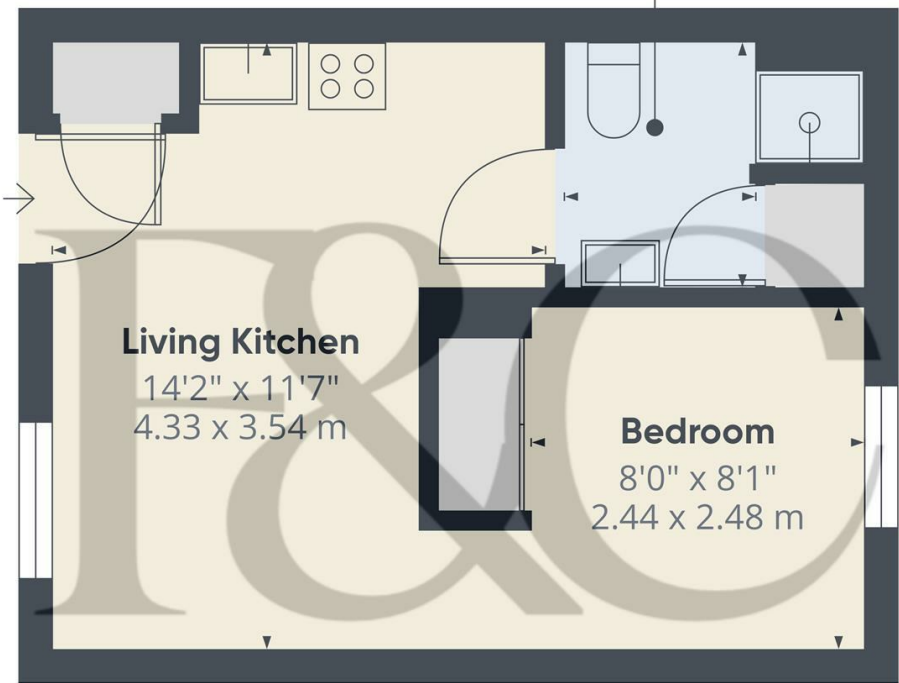
Appointed with a low flush WC, pedestal wash handbasin, shower cubicle, central heating radiator and utility cupboard with plumbing for washing machine.

### **Outside**

The property benefits from an allocated parking space to rear.

### **Council Tax Band A**

**Shower Room**  
 5'11" x 4'8"  
 1.80 x 1.43 m



Approximate total area<sup>®</sup>  
 256 ft<sup>2</sup>  
 23.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

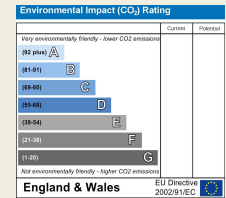
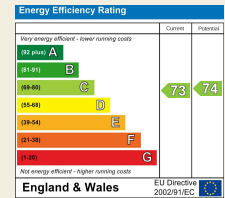
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