



Humber Street, Hilton, Derby



£90,000



Key Features

- Modern Duplex Apartment
- Extremely Popular residential Location
- Excellent First Time Or Investment Purchase
- Immediate Vacant Possession
- Upvc Double Glazing & Gas Fired Central Heating
- Defined Allocated Parking
- EPC rating C
- Leasehold





Situated upon this popular modern development, close to good amenities and facilities this duplex apartment is well presented and warrants an internal inspection in order to appreciate the accommodation on offer which in brief comprises:

- spacious entrance hall, ground floor bedroom, shower room and on the first floor is a lovely open plan living dining kitchen with vaulted ceiling and French doors to a Juliet balcony.

Accommodation In Detail

Entrance door leading to:

Entrance Hall 1.81m x 2.06m (5'11" x 6'10")

having staircase rising to first floor, Upvc double glazed window to front elevation and fitted smoke alarm.

Ground Floor Bedroom 2.41m x 3.3m (7'11" x 10'10")

having two Upvc double glazed windows to front elevation, one central heating radiator and useful understairs storage cupboard.

Bathroom

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

On The First Floor

Large Open Plan Living Dining Kitchen 4.31m x 4.32m (14'1" x 14'2")

having vaulted ceiling with storage over, concealed lighting, one double central heating radiator, Upvc double glazed window to front elevation and Juliet balcony accessed via French doors.

Kitchen Area 1.91m x 1.77m (6'4" x 5'10")

having a range of cream and mocca base and wall mounted units with complementary rolled edged working surfaces, stainless steel sink, two ring electric hob with oven under, fitted extractor vent, Upvc double glazed window to side elevation and low intensity spotlights to ceiling.

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.

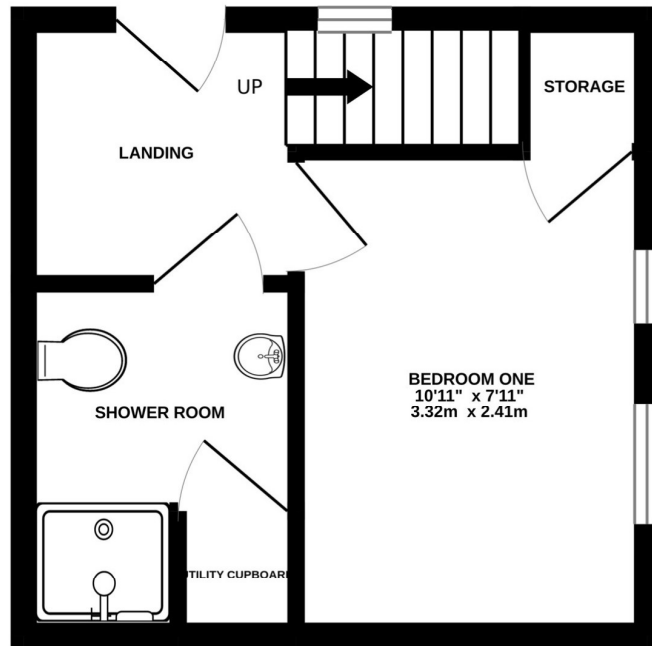
Tenure

Freehold - 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.

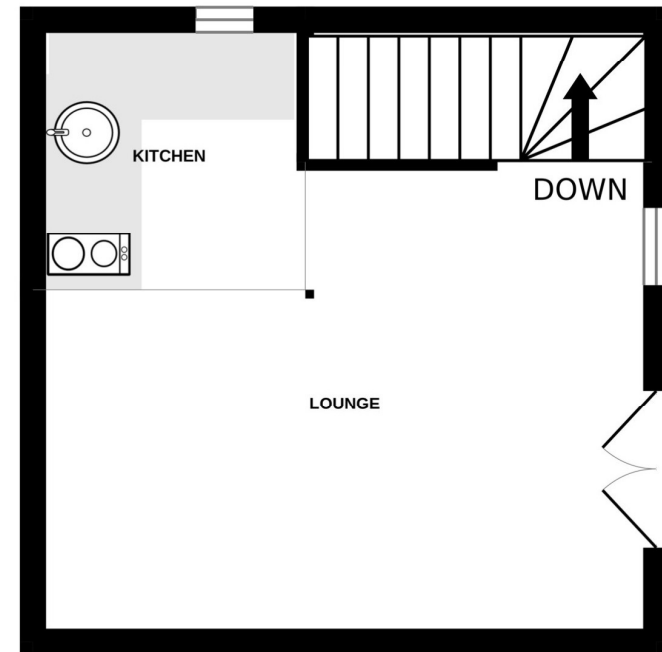
Note

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.

GROUND FLOOR
195 sq.ft. (18.1 sq.m.) approx.



1ST FLOOR
197 sq.ft. (18.3 sq.m.) approx.

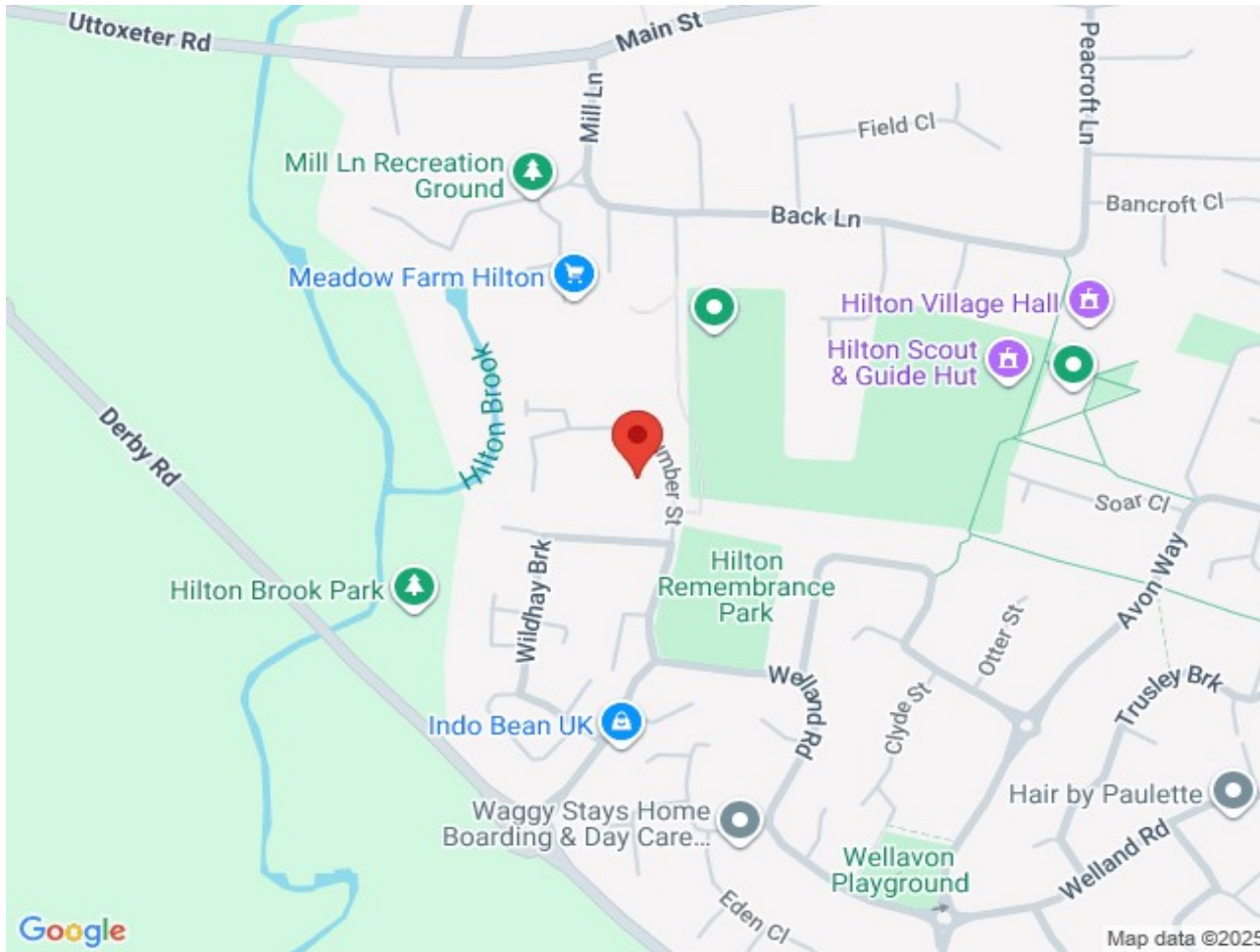


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TOTAL FLOOR AREA : 393 sq.ft. (36.5 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	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	
WWW.EPC4U.COM		