



Wildhay Brook  
Hilton

Offers Over £120,000



# Wildhay Brook Hilton

FANTASTIC TWO DOUBLE BEDROOMED APARTMENT WITH BEAUTIFUL VIEWS OVER THE BROOK AND FIELDS MAKES A WONDERFUL BUY FOR FIRST TIME BUYERS OR A GREAT OPPORTUNITY FOR INVESTORS!

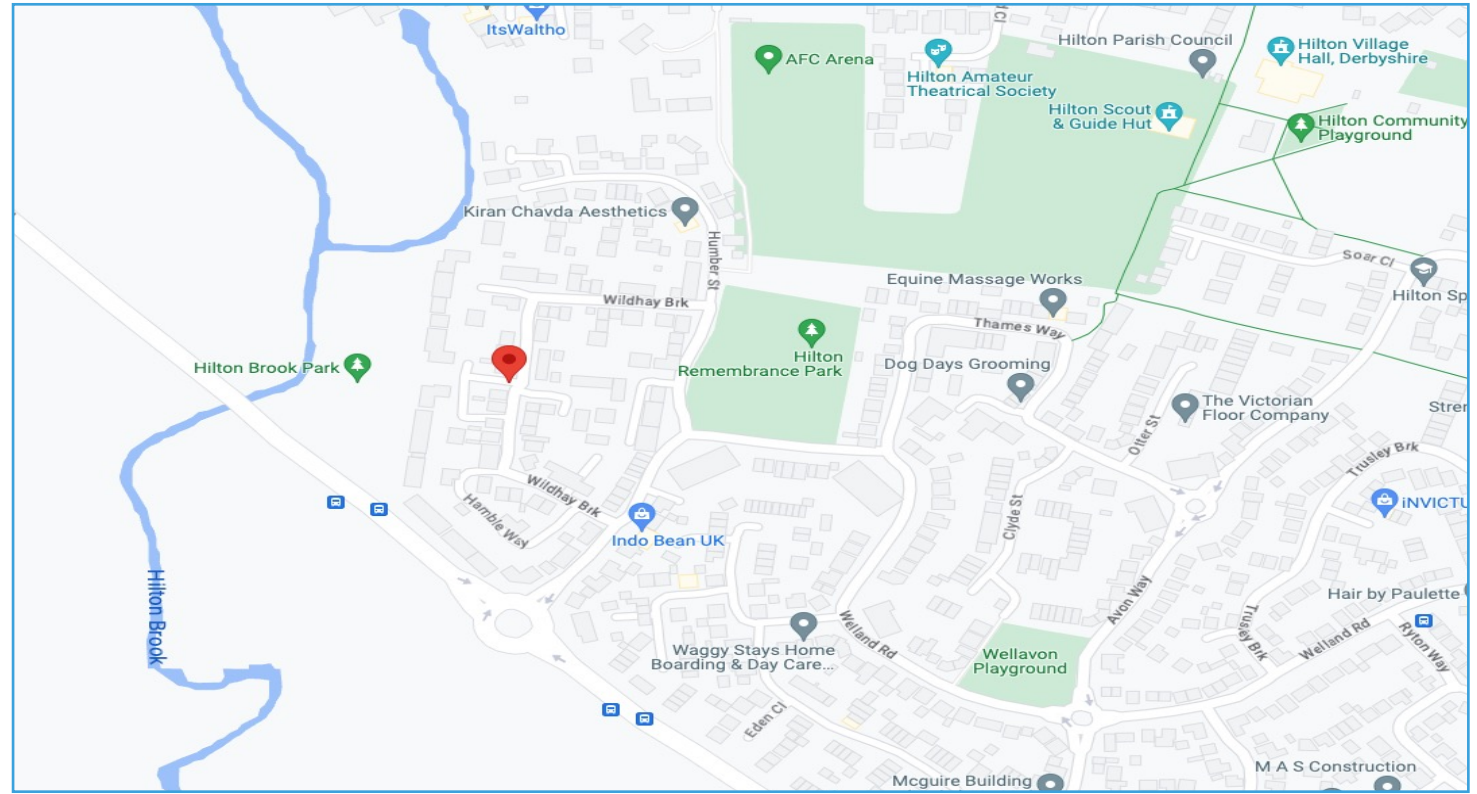
Our Agent Sam Says:  
*"This apartment had such a homely feel when i went in and i could not believe the views! It was lovely to be able to see the brook from the windows! The two double bedrooms give great space and having an en-suite along with a bathroom, theres plenty of private space for friends and family to stay. Being right on the edge of the village the apartment was quiet and away from the hustle and bustle of the village centre. These apartments make a fantastic first home."*

Our Sellers Thoughts:  
*"We love this property because of the stunning views overlooking the Mease Meadow and the Hilton Brook. We like that it's on the outskirts of the village for a more quiet, country feel. We adore the community in Hilton, we keep up to date with all goings on via Hilton Spotted groups on Facebook everyone is so kind and helpful in the groups its a really tight knit community. They regularly have events such as picnics in the park and carnivals and have entertainment on in some of the local pubs. The apartment itself is the perfect size for a couple with 2 double bedrooms and the main reason we're selling is for more room to be able to start a family."*



# Wildhay Brook Hilton

The village of Hilton is a fantastic family village and has something for everyone in the family. There are two Primary Schools, Hilton Spencer Academy and The Mease Spencer Academy which both feed through to John Port School in the neighbouring village of Etwell. Within Hilton there are also plenty of essential amenities including, a doctors with two pharmacies, The Post Office, several nurseries, Tesco Express, Aldi and plenty of takeaway food options. Hilton has several hair and beauty salons, a bakery, pubs around the village, a village hall and a number of play areas for children. To the back of the village hall there is a skate park, football pitches and a tennis/football court. The buses which run through the village provide a service which goes to other local villages as well as into Derby City Centre and Burton Town Centre. It has easy access to major road links with the A38 and A50 both just a couple of minutes' drive from the village and the A516 to Derby.



## EPC Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	82	84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



### Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors



### Help for sellers

If you're thinking of selling, we'd love to help you.



# The Floor Plan

## Ground Floor

Approx. 56.5 sq. metres (608.0 sq. feet)



Total area: approx. 56.5 sq. metres (608.0 sq. feet)

Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

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 The Property Ombudsman



Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.