



Wildhay Brook
Hilton

Offers Over £70,000

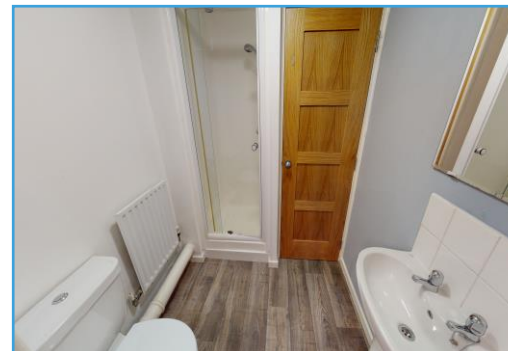


Wildhay Brook Hilton

ONE BED APARTMENT IS THE POPULAR VILLAGE OF HILTON WITH NO UPWARD CHAIN AND EASY ACCESS TO THE A50 AND A38, PERFECT FOR A FIRST TIME BUYER OR INVESTOR!

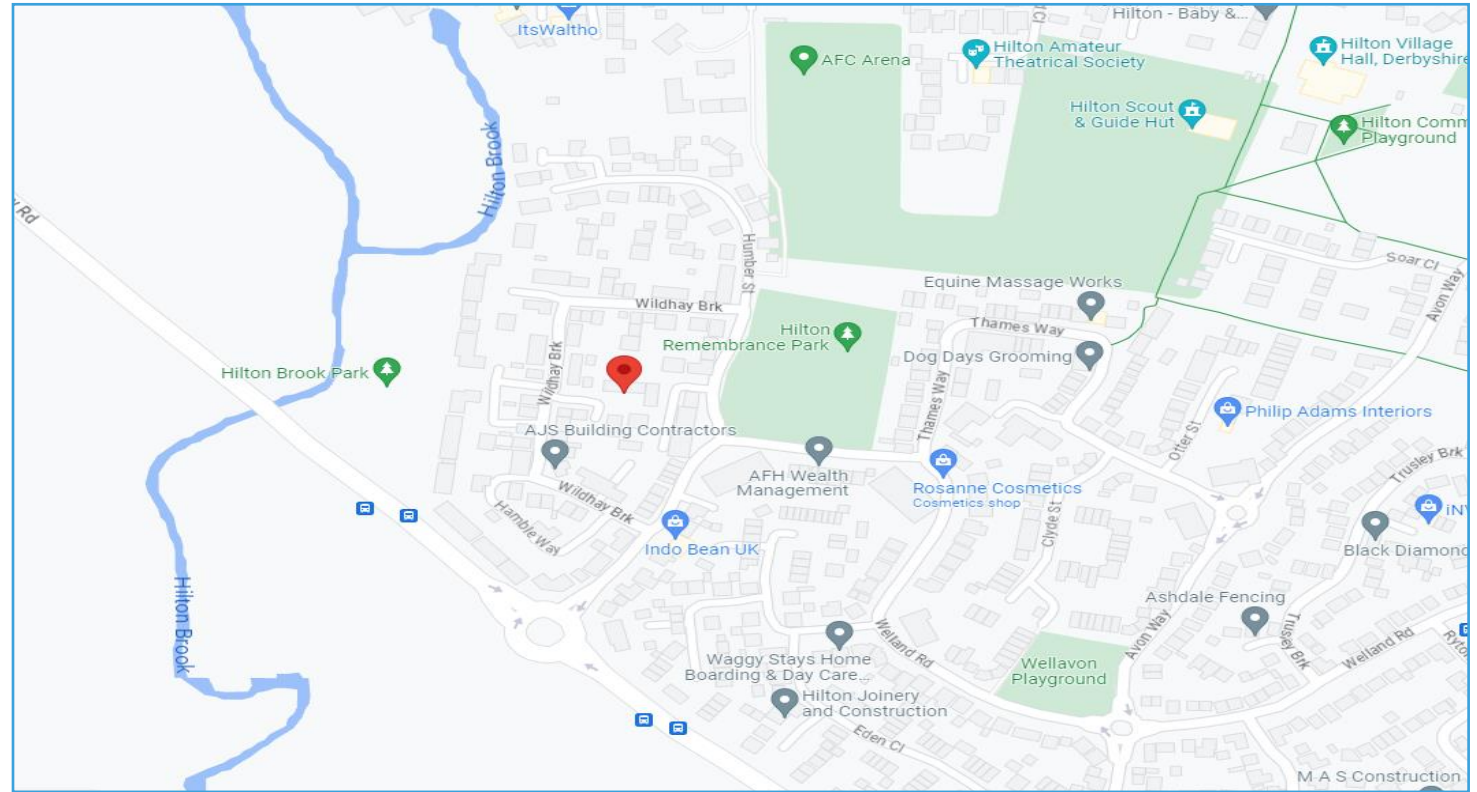
On entering into the apartment, the open plan kitchen, dining living room is a lovely space. The kitchen area has space for a fridge freezer and has an integrated oven and hob. There is space for a small dining table along with lounge furniture. The bedroom is a great sized double with fitted wardrobe hanging space. The shower room is a good size, consists of a shower, wash basin and WC along with a cupboard which houses the plumbing for a washing machine. The apartment also has the benefit of an allocated parking space.

Why you will love this home - Sold with no upward chain, being in a great location for the A50 and A38 and having parking, this apartment makes the perfect buy for a first time buyer or investor!



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 Etwall. 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)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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

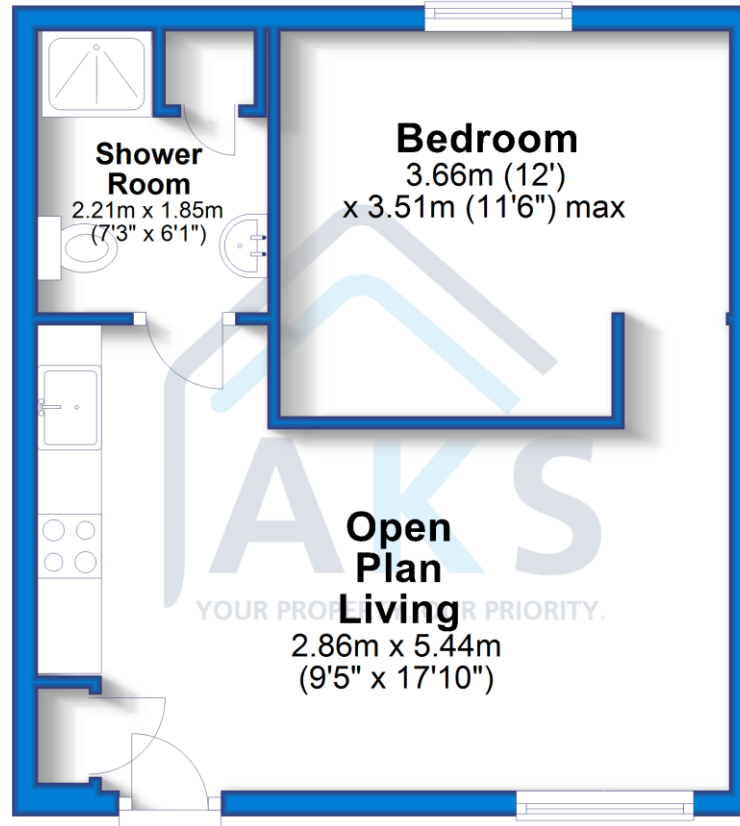
If you're thinking of selling, we'd love to help you.



The Floor Plan

Ground Floor

Approx. 33.7 sq. metres (362.3 sq. feet)



Total area: approx. 33.7 sq. metres (362.3 sq. feet)

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

t: 01332 303030 e: hello@aksresidential.com w: www.aksresidential.com

  @aksresidential

 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.