



31 Thames Way, Hilton, Derby, DE65 5NB

Offers In The Region Of £110,000

ATTENTION INVESTORS Scoffield Stone are pleased to offer For Sale this two bedroom apartment in the sought after location of Hilton. It is ideally located with excellent travel links, local amenities and local services. Accommodation briefly comprises of; entrance hallway, open plan kitchen living area, two bedrooms and family bathroom. The property also benefits from two allocated car parking spaces. The property is currently let on an Assured Shorthold Tenancy agreement with the tenants paying £525pcm.



Mickleover: 01332 511000
Hilton: 01283 777100
www.scoffieldstone.co.uk

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Entrance Hall

Carpeted and neutrally decorated with radiator and access to roof space.

Lounge/Diner

16'5" x 11'2" (5.02 x 3.41)



Bedroom One

13'1" max x 10'9" (4.01 max x 3.28)



Carpeted and neutrally decorated with two side aspect upvc double glazed windows, two fitted wardrobes and radiator.

Bedroom Two

10'9" x 8'9" (3.28 x 2.67)



Carpeted and neutrally decorated with side aspect upvc double glazed window, fitted wardrobe and radiator.

Kitchen



Having ceramic tiled effect vinyl flooring and neutral decor with side and front aspect upvc double glazed windows and tiled splash backs. A range of fitted wall and floor units to Beech effect with stone effect roll edge worktop, integrated electric oven with gas hob over and extractor hood, under counter space for plumbing, integrated washer/dryer, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap. Boiler cupboard with wall mounted IDEAL combination boiler.

Bathroom



Having ceramic tiled effect vinyl flooring and neutral decor and tiled splash backs. Single shower enclosure with plumbed shower, wash hand basin with chrome hot and cold taps, toilet and bathtub with chrome hot and cold taps.

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Outside

Car park with two allocated spaces.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Leasehold information

Number of Years remaining: 109 Years

Service Charge amount: £75.00 per month

Ground Rent: £250.00 annually

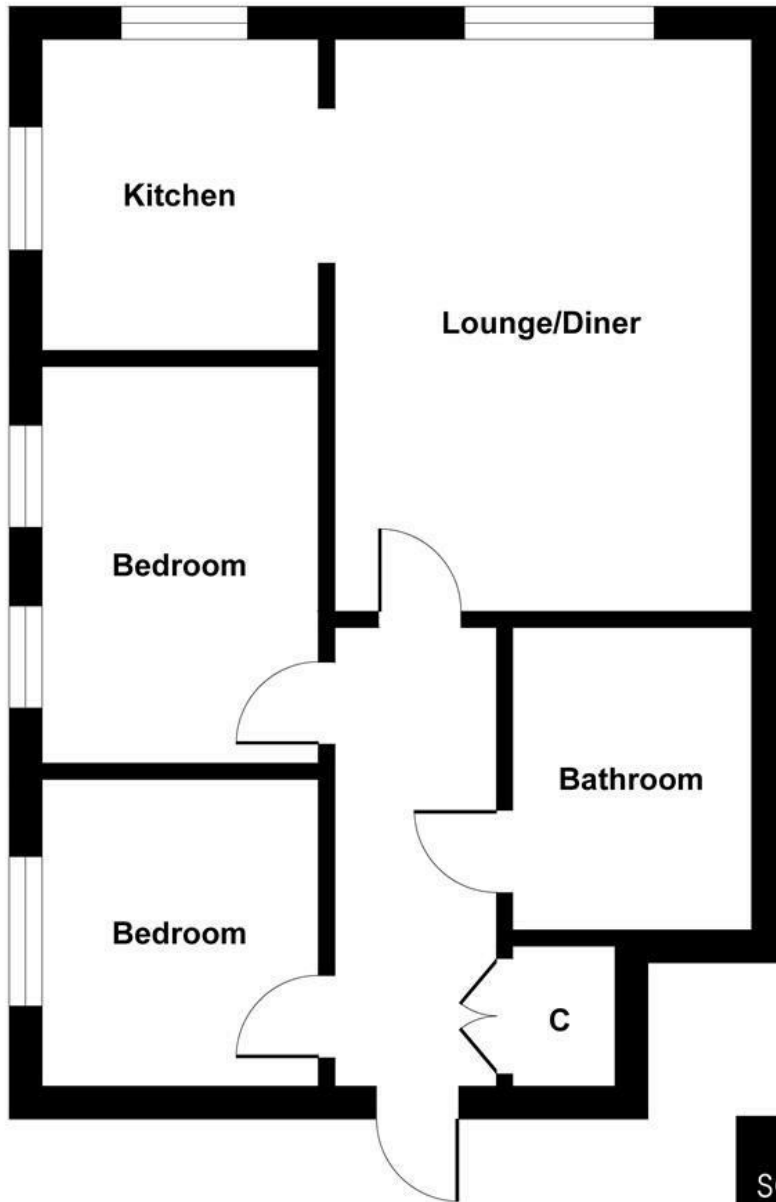


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	77
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	



Mickleover Office
11 The Square,
Mickleover,
Derby DE3 0DD

Hilton Office
Unit 6, Neighbourhood Centre
Witham Close,
Hilton, Derby DE65 5JR

t: Mickleover Office 01332 511000
t: Hilton Office 01283 777100
e: info@scofieldstone.co.uk
w: www.scofieldstone.co.uk

Co Reg No. 8975758 VAT No. GB186513980