

# Fletcher & Company

127 Wildhay Brook, Hilton, Derby, DE65 5NY

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Asking Price £79,950

Leasehold

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- Ideal First Time or Investment Purchase
- Most Bills Included
- Low Maintenance Living
- Allocated Parking Space
- Tastefully Presented
- Open Plan Lounge/Kitchen
- Double Bedroom
- Shower Room
- Popular Village Location
- Close to Excellent Transport Links





## Summary

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This is a ground floor, one bedroom, self-contained apartment offering easy maintenance living in a popular residential location.

The property is double glazed with accommodation comprising open plan living space with living kitchen area, double bedroom with fitted wardrobes and shower room with utility cupboard.

The property benefits from an allocated parking space. Immediately to the front of the property is a small space to sit out.

# F&C

## 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.

**Tenure**

The property is leasehold and we have been advised that there is 106 years left on the lease, the management company being Leasemanco Ltd.

Please note that gas, electric, water, window cleaning, buildings insurance and communal garden maintenance are included at a monthly cost of £151.70. There is also an annual ground rent cost of £65.

**Council Tax Band A**





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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	