SCOFFIELD STONE
estate agents

5 Thames Way, Hilton, Derby, DE65 5NB

Offers In Excess Of £100,000

A well laid out two bedroom ground floor apartment, positioned within a small block of similar apartments. Located within this popular residential area, the apartment is well situated for access to Derby, Burton, A38 and A50 and is within the John Port Academy catchment area. Accommodation in brief comprises, communal foyer to entrance, with hallway, lounge/diner having bay window to front aspect, fitted kitchen with appliances, double bedroom with fitted wardrobes, single bedroom and family bathroom with three-piece suite and shower. There is designated parking for one car to the front of the property.

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Entrance Hallway
Having carpet to flooring and neutral decor, with gas central heating radiator and intercom entry for main entrance door.

Lounge/Diner
17'8" x 12'1" max (5.4 x 3.7 max)

Having carpet to flooring and neutral decor with two gas central heating radiators, television point, satellite point (from communal dish), telephone point and UPVC double glazed bay window to front aspect.

Kitchen
9'6" x 7'6" (2.9 x 2.3)

Having ceramic tile effect vinyl flooring with neutral decor, a range of fitted wall, floor and drawer units with dark stone effect roll edge worktop and tiled splashbacks, inset stainless steel sink with chrome mixer tap, vegetable preparation bowl and drainer, integral washer/dryer, integral electric oven with gas hob and extractor fan, storage cupboard housing hot water tank, with UPVC double glazed window to rear aspect.

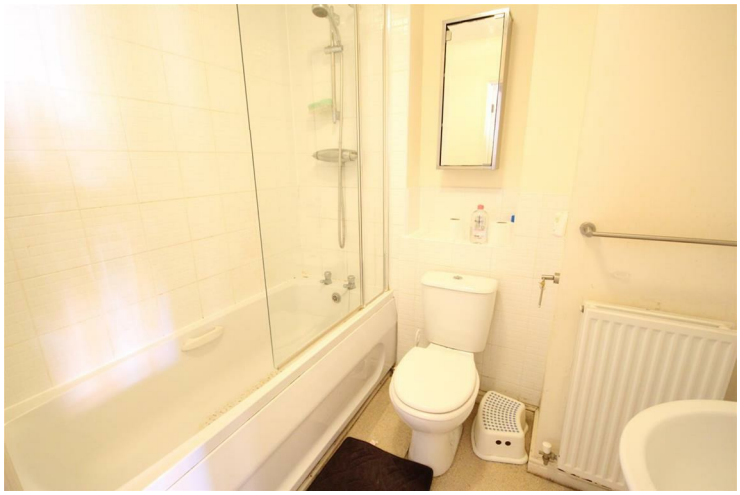
Bedroom One
12'1" max x 13'1" max (3.7 max x 4 max)

Having carpet to flooring, complete with two fitted wardrobes providing ample shelving space and hanging rail, television point, gas central heating radiator and and UPVC double glazed window to rear aspect.

Bedroom Two
9'2" max x 9'2" (2.8 max x 2.8)

Having carpet to flooring and neutral decor, with a gas central heating radiator and UPVC double glazed window to front aspect.

Bathroom



Having carpet to flooring and neutral decor with tiled splash backs, three piece suite comprising off pedestal wash hand basin with chrome hot and cold taps, low flush WC and bath with chrome hot and cold taps and plumbed shower, with shaving point.

Outside

Communal grounds with lawn and hedge in front of apartment and designated parking at the front of the property.

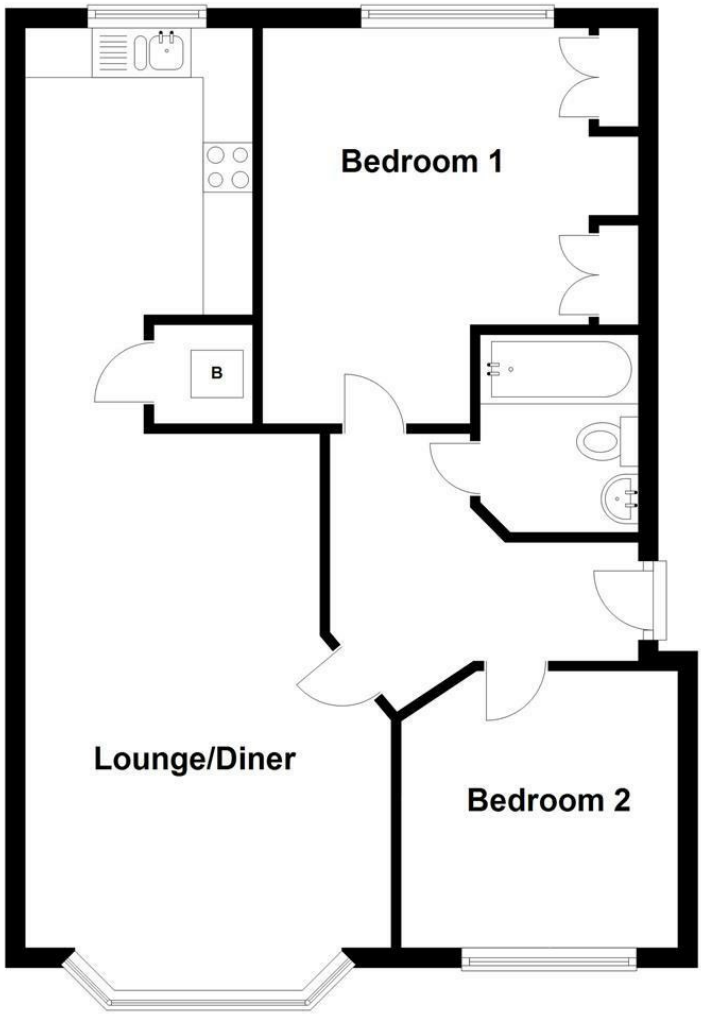
Lease Details

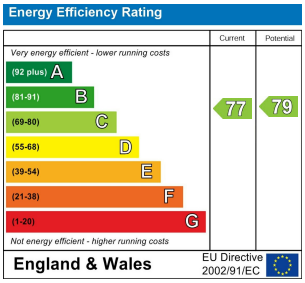
THE FOLLOWING DETAILS ARE APPROXIMATIONS, AWAITING CONFIRMATION FROM VENDOR - The lease has approximately 970 years remaining and attracts an annual service charge and ground rent of £1000.

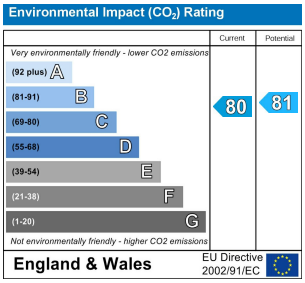
Disclaimer

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Ground Floor







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