



95 Thames Way, Hilton, Derby, Derbyshire, DE65 5NX

£725 PCM

AVAILABLE BEGINNING OF NOVEMBER. Scaffolding Stone are delighted to offer to LET this well presented 2 bedroom first floor apartment located in the sought after area of Hilton close to local amenities and with fantastic road links. Accommodation comprises; large lounge and archway door leading to kitchen, 2 double bedrooms and main bathroom. The property benefits from double glazing, gas central heating, secure intercom door access facility and one allocated parking space.

EPC: B (81) Council Tax Band: B Deposit: £835 which includes holding deposit of £165 which will go towards the successful applicants first month rent.

Hallway



Neutrally decorated and neutrally carpeted, radiator, intercom receiver handset, heating thermostat, 6 panelled wooden door with yale lock, further internal lock and chain lock. Standard light fittings, smoke alarm and storage cupboard with 2 x 4 panelled wooden doors with gold handles, main fuse board, carpet to floor and neutrally decorated walls and standard light fitting.

Lounge

16'3" x 10'7" (4.96 x 3.25)



Neutrally decorated with flooring carpeted, TV, telephone sockets, uPVC double glazed window, radiator and standard light fittings.

Kitchen

7'11" x 10'7" (2.42 x 3.25)



Neutrally decorated walls and half tiled above the rolled edge speckled worktop, Marble effect floor tiles, there is an array of kitchen wooden wall and base units with silver handles, built in bottle shelves along with matching drawers, under counter fridge, freezer & washing machine. Integrated electric oven, electric extractor hood and gas hob stainless steel sink, half bowl and drainer with a hot and cold mixer taps, UPVC windows, radiator and heat detector. Under cupboard lighting and main standard light fitting.

Bedroom One

13'1" x 10'8" (4.00 x 3.26)



Neutrally carpeted and decorated, double fitted wardrobes with hanging rails and shelves and dressing table desk, uPVC double glazed windows, radiator, standard light fitting and wooden 6 panelled door with gold handle. TV and telephone sockets.

Bedroom Two

8'11" x 10'7" (2.74 x 3.24)



Carpeted neutrally and walls decorated neutrally, built in fitted single wardrobe with hanging rail and shelf. UPVC double glazed window, radiator, 6 panelled wooden door with gold handle and standard light fitting.

Bathroom

10'2" x 6'6" (3.12 x 2.00)



Grey tiled flooring, half neutrally decorated walls and half tiled in white tiles, extractor fan and standard light fitting, radiator and suite comprises white bath and vanity basin both with hot and cold taps and white toilet. Mains mixer shower, head and hose on a silver riser rail and shower cubicle with a glass door and white tray and tiles to all surrounding walls. Panelled Wooden door with internal lock.

Disclaimer 11/2022

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. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. 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.

Material Information

Monthly rent: £725

Security deposit: £835

Council Tax band: B

Tenure: Leasehold

Lease length: 105 years remaining (125 years from 2005)

Property type: Flat

Property construction: Standard construction

Energy Performance rating: B

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good

Parking: Allocated and Rear

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

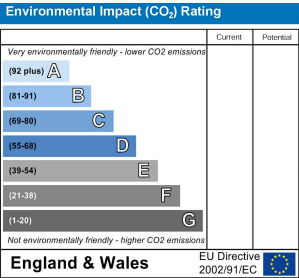
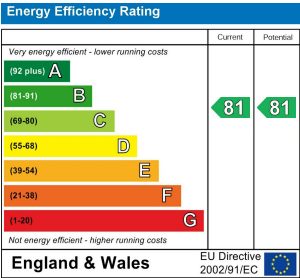
Coal mining area: No

Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

What3Words Location: salutes.interests.gourmet



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