



Ashbourne Road, Derby, DE22 3FS

Asking Price £118,000

** Investment Opportunity ** Landlords Only ** Rental Income Of £683 pcm **

Situated in the heart of Derby this second floor apartment opens with an entrance hallway with storage cupboard housing the gas fired combination boiler, an open plan living area with the lounge having sliding patio doors onto a rear aspect balcony. The fitted kitchen area has a selection of fitted units, built-in oven, fridge freezer, four ring electric hob with an extractor hood above, with freestanding appliance space for a washing machine.

There are two generous bedrooms both with double glazed sky light windows to the rear aspect and a separate fitted bathroom offering a three piece white bathroom suite comprising Wc, hand wash basin and bath with shower and fitted shower screen.

Outside the property benefits from secure gated parking. The allocated parking space is located to the rear of the block. Viewings by strict appointment only.

The Accommodation

Communal Stairs Leading To The Third Floor

Hallway

Open Plan Living Area
5.00m x 4.24m (16'5 x 13'11)



Balcony



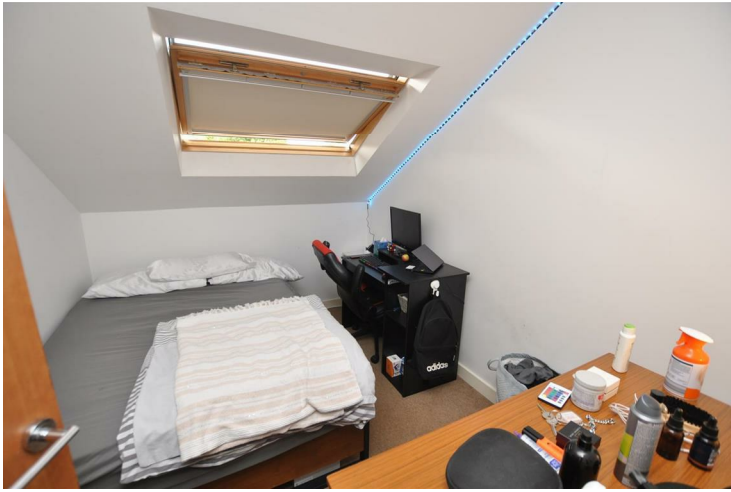
Bedroom One

3.10m x 2.84m (10'2 x 9'4)



Bedroom Two

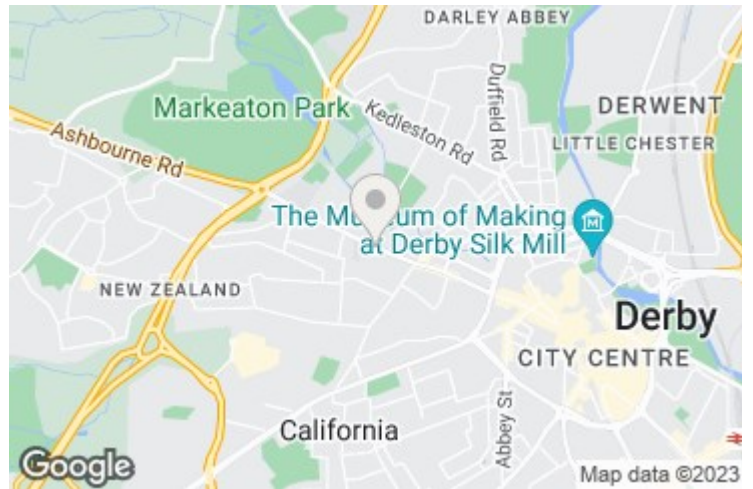
3.10m x 2.41m (10'2 x 7'11)



A leasehold property with a lease for 200 years from 01/01/06 ending 01/01/2206
Information supplied by the vendor informs us the last ground rent payable was approximately £106 per year & Service charge £1050 per year, subject to change and annual review.

Sold with tenant in occupation therefore the purchase will be either cash or buy to let mortgage finance.
Draft details awaiting vendor approval and subject to change.

Bathroom

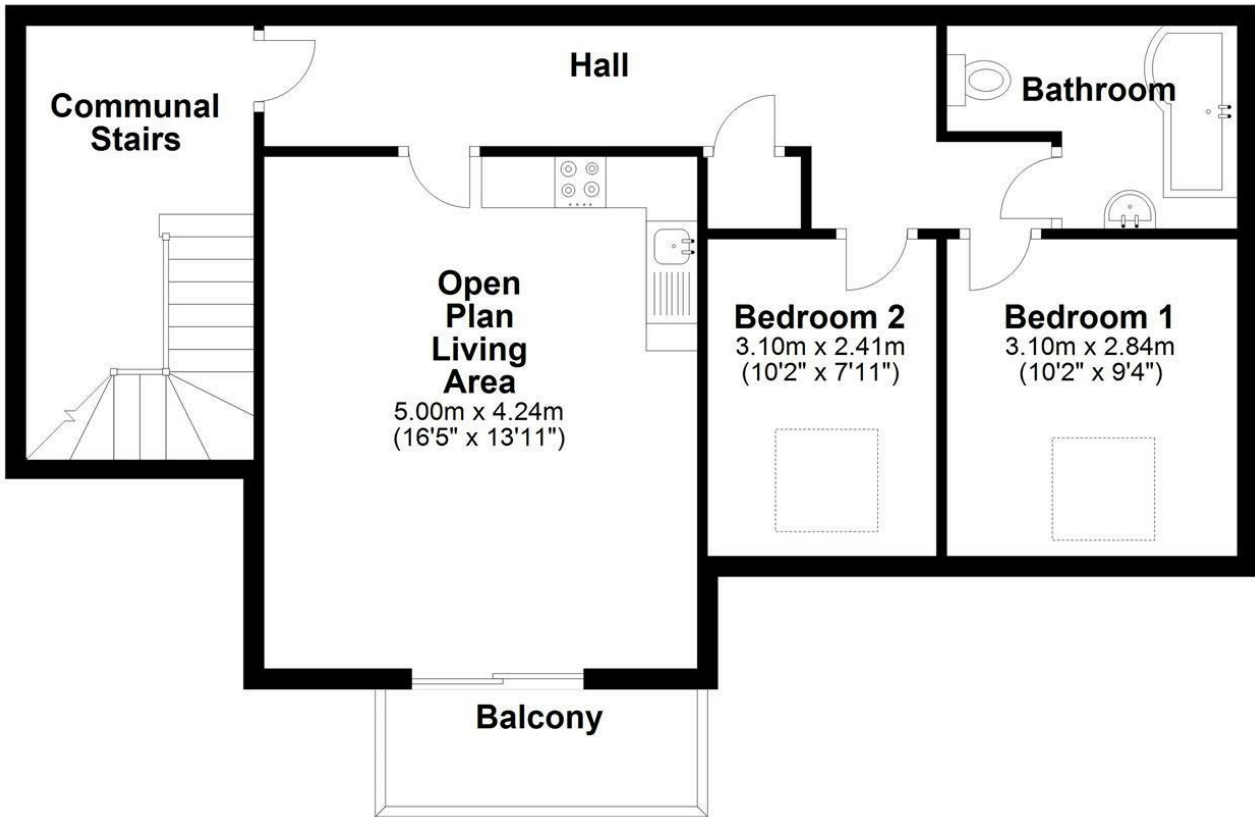


Rear Gated Parking



Leasehold

Ground Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.

Council Tax Band B Leasehold

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

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

01283 528020

NICHOLASHUMPHREYS.COM/BURTON

183 High Street, Abbey Arcade, Burton Upon Trent, Staffordshire, DE14 1HN