



## Reginald Street, Derby, DE23 8FQ

### Asking Price £90,000

\*\* Landlord Investment Opportunity \*\* Tenanted @ £575 pcm \*\*

A ground floor apartment offering two bedroom accommodation, briefly comprising; electric heating and double glazing throughout. a communal hallway with door to the apartments own hallway, open plan kitchen, lounge diner with patio doors to the front patio area, two good size bedrooms, fitted bathroom with a three piece suite in white. Outside there is one allocated parking space within residents car park which has electric gates. There is a communal bike store. The home is currently occupied and being sold with a tenant in occupation paying £575 pcm. Viewing is essential.

## The Accommodation

### Communal Area

There is a communal hallway, stairs and lift within the building.

### Hallway

Electric heater, airing cupboard. Doors off to the kitchen lounge diner, both bedrooms and bathroom.

### Kitchen Lounge Diner



### Lounge Diner Area

6.96m x 4.06m (22'10 x 13'4)



Double glazed patio door to the patio area and uPVC double glazed window to the front. Laminate flooring in the lounge diner area and electric heaters with open plan to the kitchen.

### Kitchen Area

3.45m x 1.65m (11'4 x 5'5)



Wall and base units, double sink drainer with mixer tap. Integral electric oven, electric hob and extractor over and concealed dishwasher. Space for a fridge freezer and space for a washing machine.

### Master Bedroom

3.35m x 3.23m (11'0 x 10'7)



With electric heater and window to the rear aspect.

### Bedroom Two

3.35m max x 2.26m (11'0 max x 7'5)

With electric heater and window to the rear aspect.

## Bathroom

2.29m x 2.01m (7'6 x 6'7)



With panelled bath with shower over and glass shower screen, wash hand basin and WC. Tiled walls, electric heater and extractor.

## Leasehold

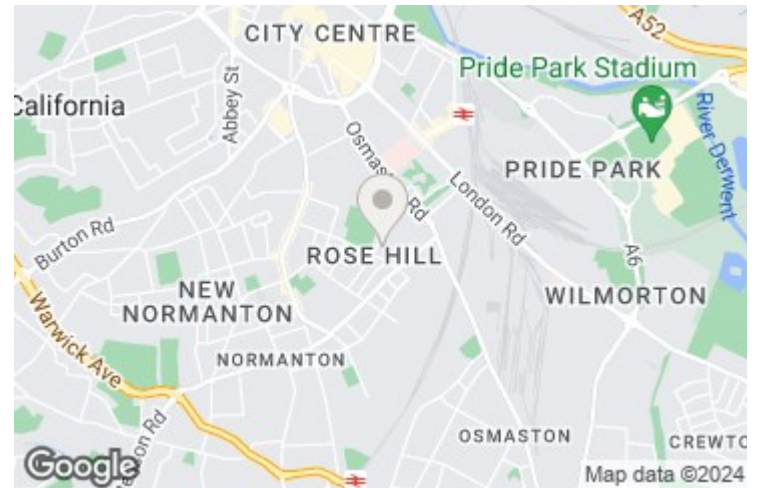


The property is a leasehold property and information provided by the vendor indicates an annual ground rent of £75, Service charge of £1600 approximately, subject to change and annual review.

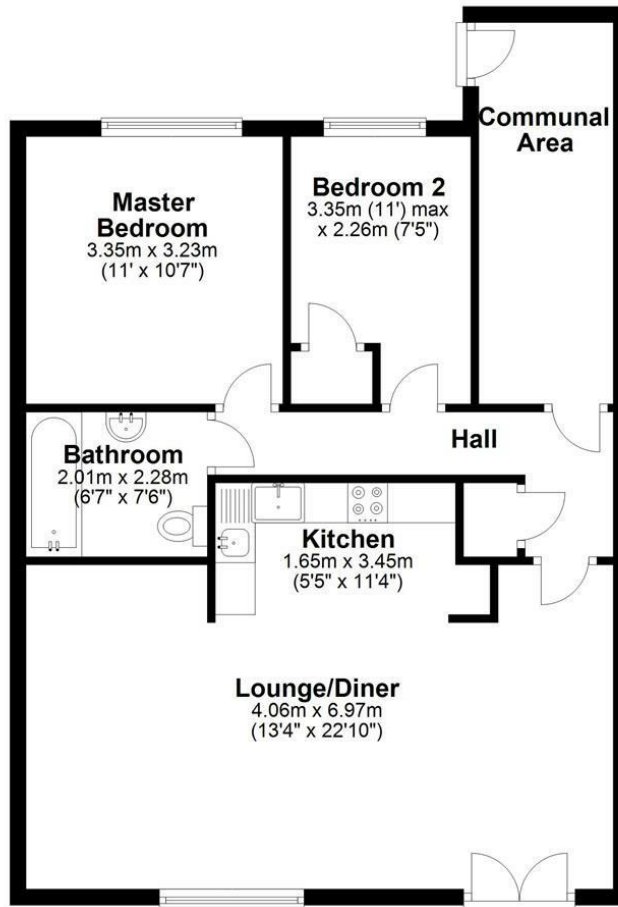


Tenanted home, being sold with tenant in occupations as an ongoing investment, therefore the purchaser will be required to purchase with suitable buy to let finance or cash.

Draft details awaiting vendor approval and subject to change.



## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		73	82
		EU Directive 2002/91/EC	

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