



## **Jackdaw Close, Derby, DE22 3SY**

### **Asking Price £97,950**

**\*\* LANDLORDS ONLY \*\* TENANT IN OCCUPATION PAYING £625 PCM \*\* INVESTMENT SALE \*\***

A first floor two bedroom apartment in a popular development offering easy access to the city centre and Derby, inner & outer ring roads and the A38. Being sold with a tenant in occupation as an ongoing investment.

Comprising spacious living/dining area, fitted kitchen with appliances, One double bedroom and one smaller double bedroom & fitted bathroom.

The property benefits from gas central heating, double glazing, allocated parking and communal garden area. Viewing highly recommended. Council Tax Band B.

# The Accommodation

A communal secure intercom door to the communal hall and stairs.

First Flor Apartment -

Entrance Hallway - Door to the hallway with radiator and intercom

Lounge Diner - 5.87m x 2.82m (19'3 x 9'3) - With radiator, double glazed window and Juliette balcony to the rear elevation.

Kitchen - 2.57m x 1.78m (8'5 x 5'10) - Fitted kitchen with a range of base & wall units, integrated oven & hob, kitchen extractor hood above, sink, spaces for dishwasher, fridge freezer and washing machine. Wall mounted gas fired combination boiler supplying the heating and hot water.

Bedroom One - 3.43m x 3.02m (11'3 x 9'11) - Double bedroom with built-in double wardrobe and window to the rear aspect.

Bedroom Two - 3.02m x 2.31m (9'11 x 7'7) - With window to the rear aspect.

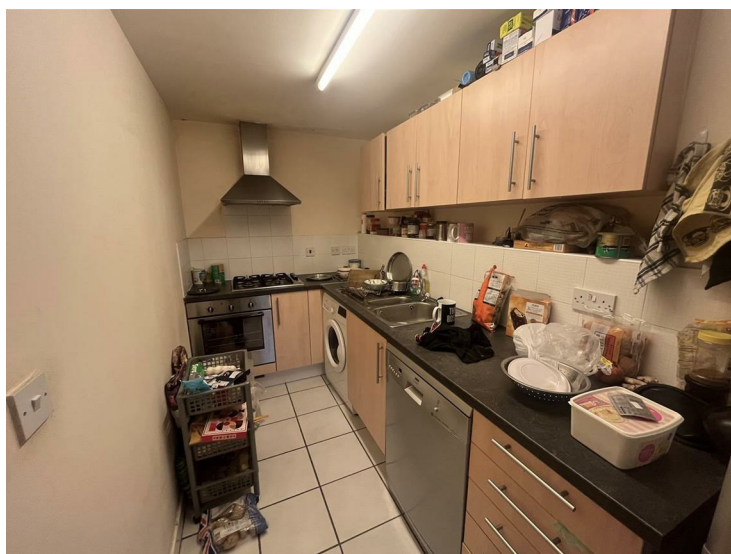
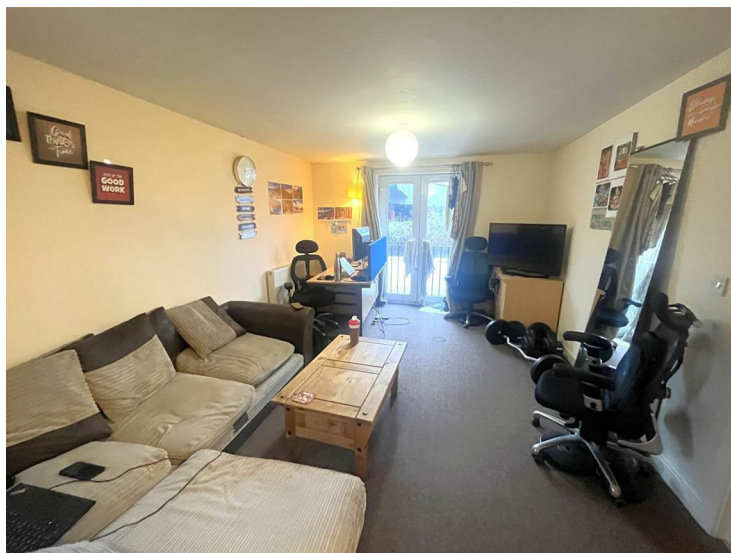
Bathroom - Fitted with a three piece white bathroom suite with bath with mixer shower tap, WC, hand wash basin and extractor fan.

Outside - The property has an allocated parking space.

Tenant In Occupation - The tenant in occupation currently pays £625 per month. The buyer will therefore need to obtain buy to let finance, or pay cash.

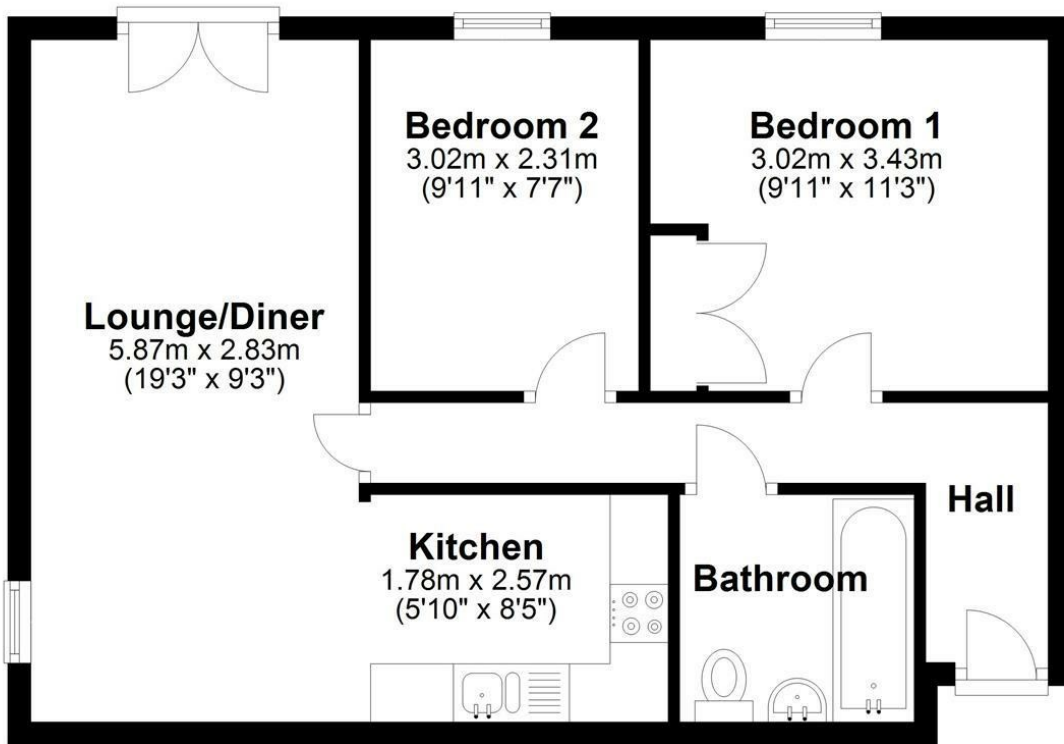
Leasehold - The vendor has informed us the ground rent is £150 per annum and the annual service charge £858.00. We advise this to be checked via your legal solicitor during the purchase process in advance of completion, as these charges are subject to an annual review. There are approximately 980 years left on the lease.

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>		<b>81</b>	<b>81</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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		<small>EU Directive 2002/91/EC</small>	

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