



# Buchanan Street, Derby

**\*\* Investment Property \*\* Landlords Only \*\* Student Let Accommodation \*\***

A semi detached property located close to the the centre of Derby, close to the five lamps area and adjacent Darley Park, an ideal location for either Student or private let property investment. The home is within a substantial plot with attractive rear garden and driveway, and is currently a furnished student let, in contract till 2025, based on three people sharing generating an annual income of £14,040 (excluding bills).

The internal accommodation offers a hallway leading to the communal lounge, and fitted kitchen with built in oven and hob, freestanding appliance spaces (appliances Included), back door to the garden and a wall mounted gas fired combination boiler. There is a rear extension to the home on the ground floor only, to provide a let third student bedroom, or second reception room over looking the rear garden. Concluding the ground floor is the fitted bathroom with a three piece white bathroom suite with an electric shower above the bath. The first floor has two generous double bedrooms. The good size plot lends itself to potential further extension in the future. The home is available to investment buyers prepared to continue with the existing tenancies into summer 2025.



## The Accommodation

### Hallway

### Lounge

4.24m x 3.02m (13'11 x 9'11)

### Kitchen

4.62m x 1.75m (15'2 x 5'9)

### Ground Floor Bathroom

1.73m x 1.73m (5'8 x 5'8)

### Ground Floor Bedroom

4.04m x 3.25m (13'3 x 10'8)

### First Floor Landing

### Bedroom

4.27m x 3.02m max (14'0 x 9'11 max)

### Bedroom

4.27m x 2.67m (14'0 x 8'9)

### Driveway & Garden

### Student Let Property

The home is occupied by three students currently @ £90.00 per person per week on a 52 week contract generating £14,040 per annum (excluding bills). The same students have been within the home the past 2 years and they have informed us, this will be their final year. The home is being sold as furnished accommodation, with appliances and furniture included within the sale.

### Note

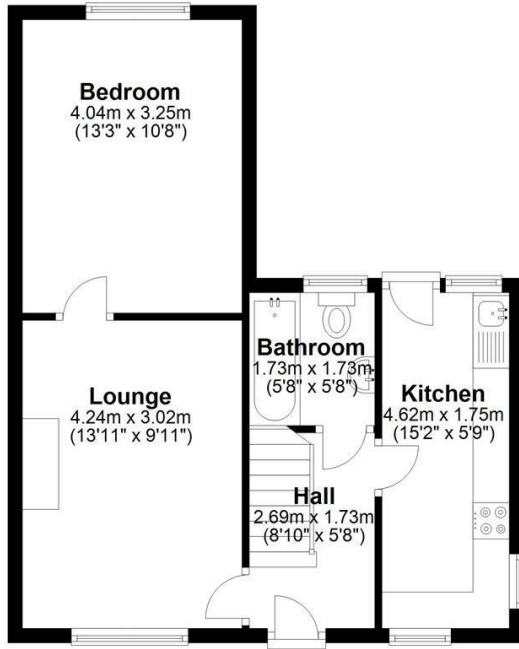
The internal images used were taken before the current occupation, therefore offer a representation of the internal layout only, along with the furniture included as part of the Let. An internal viewing is essential for the buyer to satisfy themselves as to the current internal condition of the home.

Draft details awaiting vendor approval and subject to change.

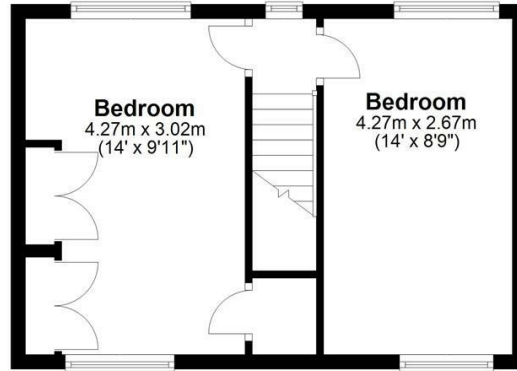




### Ground Floor



### First 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 A  
Freehold

**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>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</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>		EU Directive 2002/91/EC 	

01283 528020

NICOLASHUMPHREYS.COM/BURTON

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