



Riverside House, Stuart Street, Derby, DE1 2EB

Asking Price £95,000

**** Landlords Only ** Investment Opportunity ****

A One Bedroom Apartment in the Riverside House Development in the heart of Derby, currently tenanted at £615 pcm.

In brief the property comprises of entrance hallway with a built-in utility cupboard, spacious lounge diner with exterior balcony and a modern fitted kitchen area with built-in oven and hob, one double bedroom and modern fitted bathroom. The property is located within moments of Derby city centre, the ring road and A52 road networks.

Entrance Hallway

Having intercom entry system, storage cupboard housing the hot water cylinder with appliance space and doors lead off.

Open Plan Lounge Diner

4.39m x 3.58m (14'5 x 11'9)



A spacious open plan living dining with laminate flooring and space for dining table & chairs with Juliet style balcony. (Please note the views are not over the river)



Fitted Kitchen

3.30m x 1.65m (10'10 x 5'5)



The kitchen area offers a range of modern wall and base units with roll edge work surfaces, stainless steel one and half bowl sink and drainer unit and inset electric oven and hob with an extractor hood above.



Juliette Balcony



Bathroom

2.49m x 1.96m (8'2 x 6'5)



Master Bedroom

3.89m max x 2.84m max (12'9 max x 9'4 max)



A good sized double bedroom having double glazed window.

Modern bathroom suite, with wc, wash basin and bath with shower above.

Outside



Secure gates lead to entry doors to the apartment block. This unit is located to the right side of the development.

Leasehold

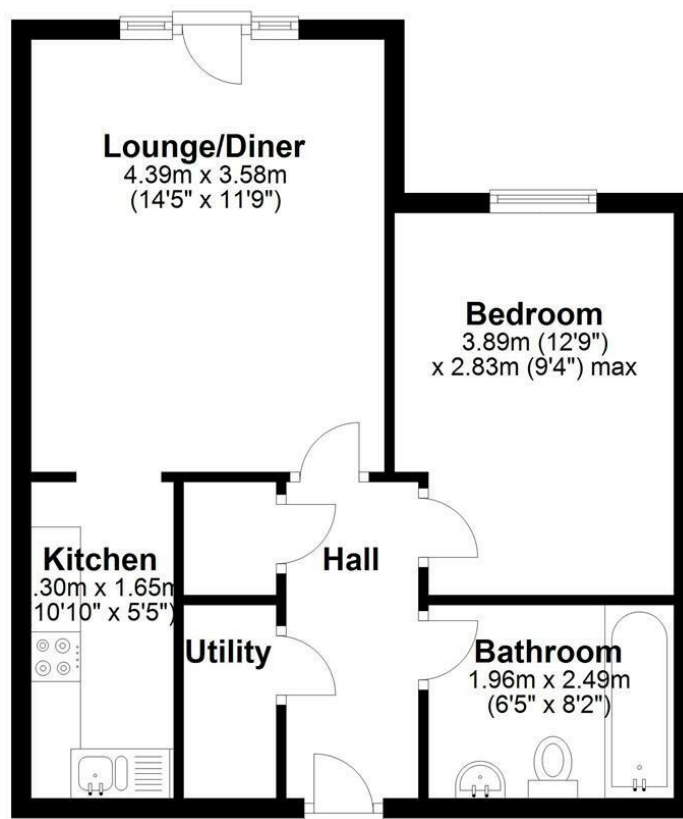


The leasehold has in excess of 900 years remaining, the ground rent is £250 PA. The service charge for 2023 was £1184.00 pa. This charge is subject to change and alteration via the management company.

Being sold with a tenant in occupation, to landlords only, therefore any intending purchase will be either cash, or buy to let mortgage finance. Tenant in occupation over 3 years. 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 A 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		83	87
(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