

Flat 5, 189 Station Road,
Mickleover, Derby

CURRAN
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+ CO



Flat 5, 189 Station Road, Mickleover, Derby

Price £70,000

INVESTMENT PROPERTY - A well proportioned, one bedroom first floor apartment, set within this spacious period building located within easy access of Mickleover's excellent local shops and amenities. This apartment is currently let at £725 per calendar month.

This building has a communal entrance hallway with stairs to the first floor. The property has it's own entrance hallway, living room, contemporary fitted kitchen with oak worktops and integrated appliances, spacious double bedroom and bathroom with white three piece suite. Outside, the property also has communal parking spaces.

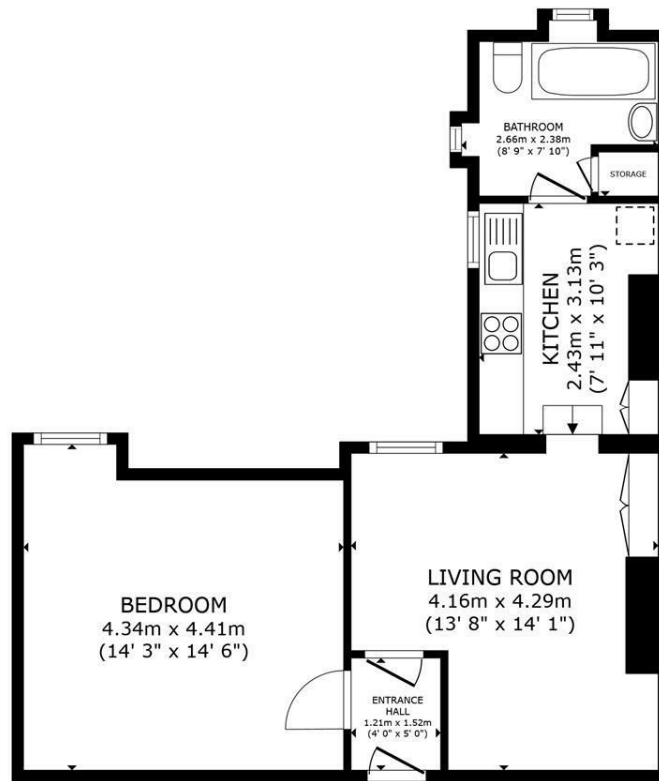
The property is ideal for investors and offers an excellent rental return.

LEASEHOLD - 59 YEARS REMAINING

Features

- First Floor Flat – Set within Period Building
- Currently Let at £725 per Calendar Month
- Entrance Hallway, Living Room & Kitchen
- Spacious Bedroom & Bathroom
- Close to Excellent Local Shops & Amenities
- Investment Property
- uPVC Double Glazing & Electric Heating
- Fitted Kitchen with Oak Worktops
- Communal Parking
- Easy Access to the Royal Derby Hospital

Floor Plan



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 49.7 m² (535 sq.ft.)
TOTAL : 49.7 m² (535 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Property

LOCALITY & AMENITIES

GROUND FLOOR

Communal Entrance Hallway

Entrance through traditional panelled door into the hallway with stairs to all floors.

FIRST FLOOR

Entrance off the communal landing leading to the apartment.

Entrance Hallway

Doors leading off to the spacious bedroom and the living room.

Living Room 14'1 x 13'8 (4.29m x 4.17m)

Fitted with TV and telephone points, electric radiator, traditional style built-in storage cupboard with built-in shelving, ornate coving to ceiling, ceiling rose, in-built sprinkler system and uPVC double glazed window to the rear elevation.

Kitchen 10'3 x 7'11 (3.12m x 2.41m)

Fitted with a range of grey high gloss fronted units with brushed stainless steel handles, solid wood block work surface over, stainless steel sink drainer unit. Integrated Russell Hobbs stainless steel electric oven, Cooke & Lewis halogen hob, metro tiled style splashbacks and stainless steel extractor canopy over. Appliance space with plumbing for an automatic washing machine, tall fridge freezer, traditional style built-in storage cupboards, electric radiator, built-in drawer units with solid wood block work surface over and tiled splashback. Doorway giving access through to a:

Bathroom 8'9 x 7'10 (2.67m x 2.39m)

Fitted with a white three-piece suite comprising low level wc with chrome push button flush, panelled bath with chrome mixer tap, glazed shower screen, Bristan wall mounted mains fed shower unit and there is a pedestal wash and basin with chrome Monobloc mixer tap. Built-in boiler cupboard

housing the pressurised hot water cylinder, white ladder style heated towel rail, grey wood grain effect vinyl flooring and uPVC obscure glazed windows to the rear and side elevations.

Spacious Bedroom 14'6 x 14'3 (4.42m x 4.34m)

fitted with two electric radiators, ornate coving to ceiling and uPVC double glazed window to the rear elevation.

Measured by Matterport

The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

OUTSIDE

Communal Car Park

There is a car parking area located at the front of the property.

LEASEHOLD

99 Years from 13th January 1984 - 59 Year Remaining

SERVICE CHARGE & GROUND RENT

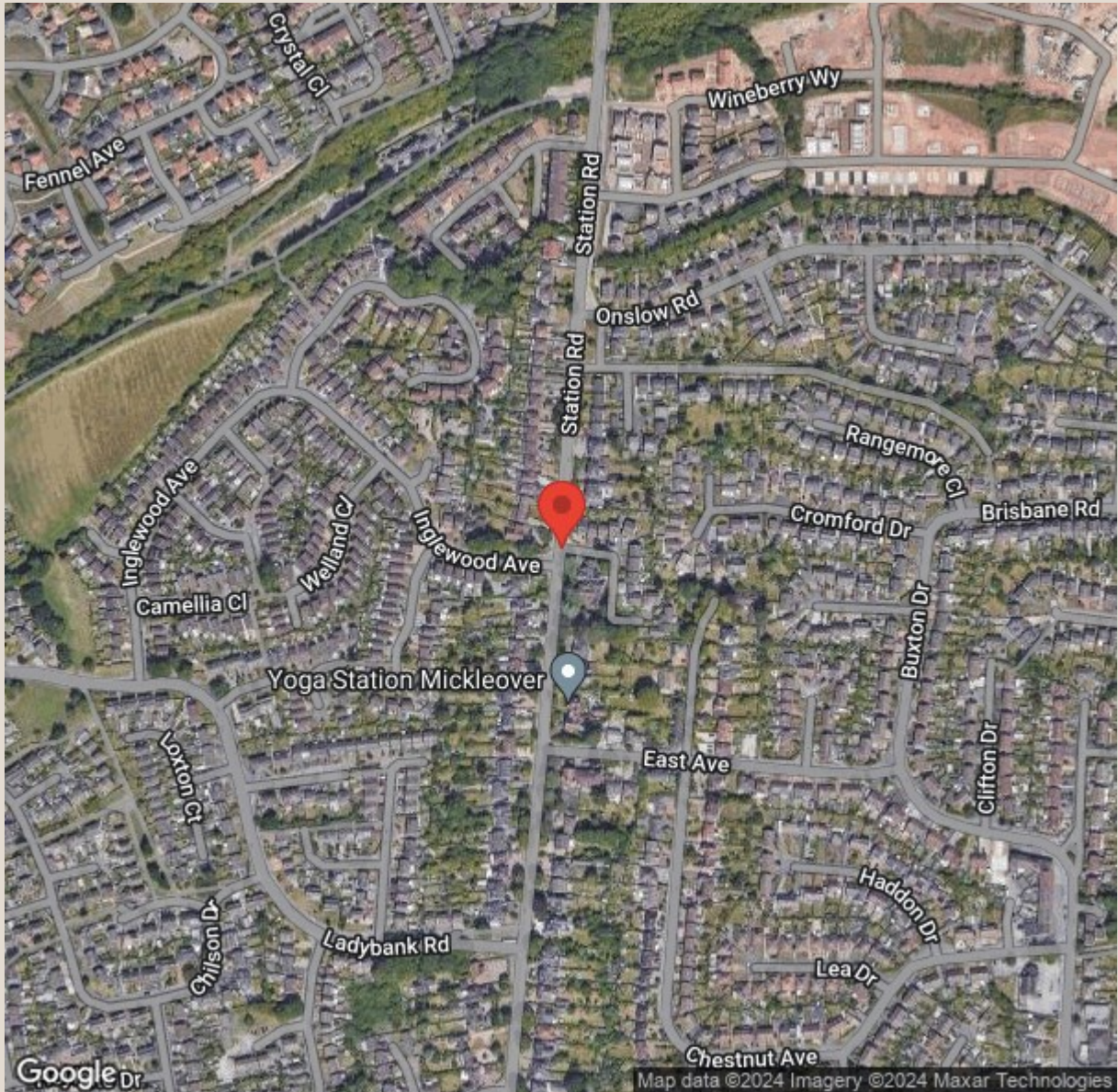
Maintenance Service Charge are £170 per month - £2040 per year

Ground Rent £25 per annum

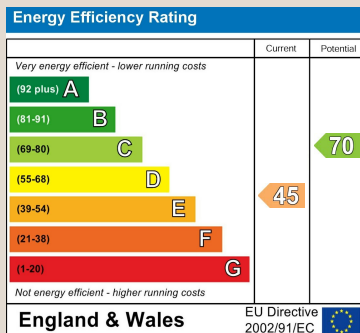
Council Tax Band - A

Derby City Centre

Area Map



Energy Efficiency Graph



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Purchasers must make further investigations and inspections before entering into any agreement.

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