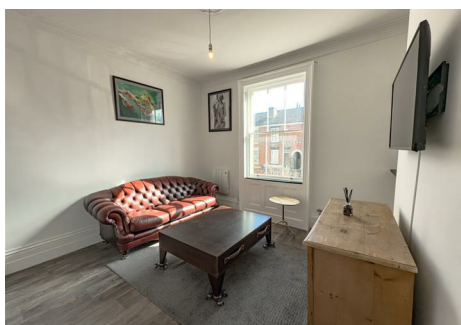




## 6 Edward Street, Strutts Park, Derby, Derbyshire, DE1 3BR

Asking Price £325,000

- Character Grade II Listed Town House Divided Into 4 Apartments
- Scope For Rental Increase
- Communal Garden
- Flat 1- EPC Rating C Flat 2- EPC Rating D Flat 3- EPC Rating C Flat 4- EPC Rating C
- Walking Distance Of Darley Park and Derby City Centre
- Superb Freehold Residential Investment Opportunity
- 4 Self Contained Well Proportioned Apartments
- Full Occupancy Generating A Rental Income Of £32,280 Per Annum
- Council Tax Band A For All Flats



# 6 Edward Street, Derby DE1 3BR

A most impressive four storey Grade II listed Georgian townhouse divided into four apartments with full occupancy generating a current rental income of £32,280 per annum located in the highly sought after Strutts Park area of Derby.



4



4



4



D

Council Tax Band: A



This is a truly rare opportunity to acquire a stunning four storey Georgian residence believed to date back to the mid 1800's. This Grade II listed townhouse comprising four self contained flats has been well maintained by the current vendor, three of which have been refurbished throughout all fully let located in the Strutts Park conservation area of Derby.

Lower Ground Floor -

Apartment 1 -

Living Room - 16'8 x 11'

Inner Hallway

Bedroom - 11'11 x 11'2

Bathroom

Kitchen Area

Reception Hall

Apartment Two - Having passaged entrance hall with timber entrance door.

Sitting Room - 13'5 x 11'

Kitchen - 10' x 6'1 plus deep recess

Shower Room

Bedroom - 12'9 x 11'1 maximum

First Floor -

Apartment Three -

Entrance Hall

Living Room - 15'8 x 11'6

Kitchen Area

Bedroom - 12'8 x 11'

Shower Room

Top Floor -

Apartment Four -

Reception Hall

Living Room - 16'9 x 11'6

Bedroom - 11'2 x 6'5

Shower Room

Communal Rear Garden - low maintenance with bike rack and gated rear access.

Apartment 1- Let on an Assured Shorthold Tenancy at £395 per calendar month exclusive of utilities- Potential rental income £695 pcm exclusive of utilities

Apartment 2- Let on an Assured Shorthold Tenancy at £650 per calendar month exclusive of utilities

Apartment 3- Let on an Assured Shorthold Tenancy at £950 per calendar month inclusive of utilities

Apartment 4- Let on an Assured Shorthold Tenancy at £695 per calendar month exclusive of utilities

### **EPC Ratings**

Flat 1- EPC Rating C

Flat 2- EPC Rating D

Flat 3- EPC Rating C

Flat 4- EPC Rating C

### **Additional Information**

Flood Risk - Very Low

Any Legal Restrictions - No

Other Material Issues - No

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

Property construction: Standard. Parking: Permit

Electricity supply: Mains. Water supply: Mains. Sewerage: Mains. Heating: Gas. (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed:

<https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link:

<https://checker.ofcom.org.uk/>  
Local Authority/Tax Band: Derby City Council/  
Tax Band A. This information has been sourced  
from the DirectGov website. One Sales & Lettings  
make no guarantee regarding its accuracy and we  
advise that you conduct further checks to ensure  
you are satisfied before proceeding with any  
purchase agreement.

## Disclaimer

Agent Disclaimer:

One Sales & Lettings, their clients and employees:

1: Are not authorised to make or provide any  
representations or warranties regarding the  
property, whether on their own behalf, on behalf of  
their client, or otherwise. They accept no  
responsibility for any statements made in these  
particulars. These particulars do not constitute part  
of any offer or contract and should not be relied  
upon as statements or representations of fact.

2: Any areas, measurements or distances are  
approximate. The text, photographs and plans are  
for guidance purposes only and are not necessarily  
comprehensive. It should not be assumed that the  
property has obtained all necessary planning,  
building regulation or other consents. One Sales &  
Lettings have not tested any services, equipment or  
facilities. Purchasers are advised to conduct further  
investigations and inspections before entering into  
any agreement.

Purchaser Information:

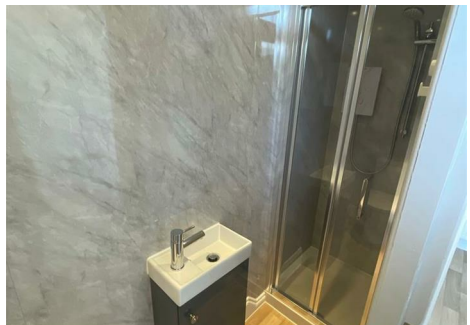
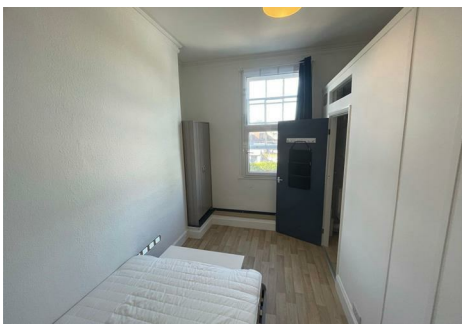
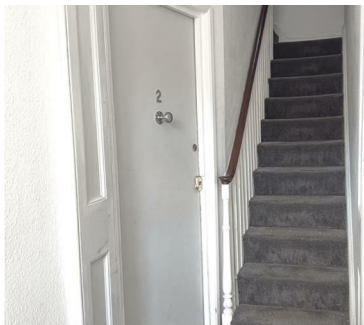
The Money Laundering, Terrorist Financing and  
Transfer of Funds (Information on the Payer)  
Regulations 2017 (MLR 2017) came into force on  
26 June 2017. One Sales & Lettings require any  
successful purchasers proceeding with a property  
to provide two forms of identification i.e. passport  
or photocard driving license and a recent utility bill  
or bank statement. We are also required to obtain  
proof of funds and provide evidence of where the  
funds originated from. This evidence will be  
required prior to One Sales & Lettings removing a  
property from the market and instructing solicitors  
for your purchase.

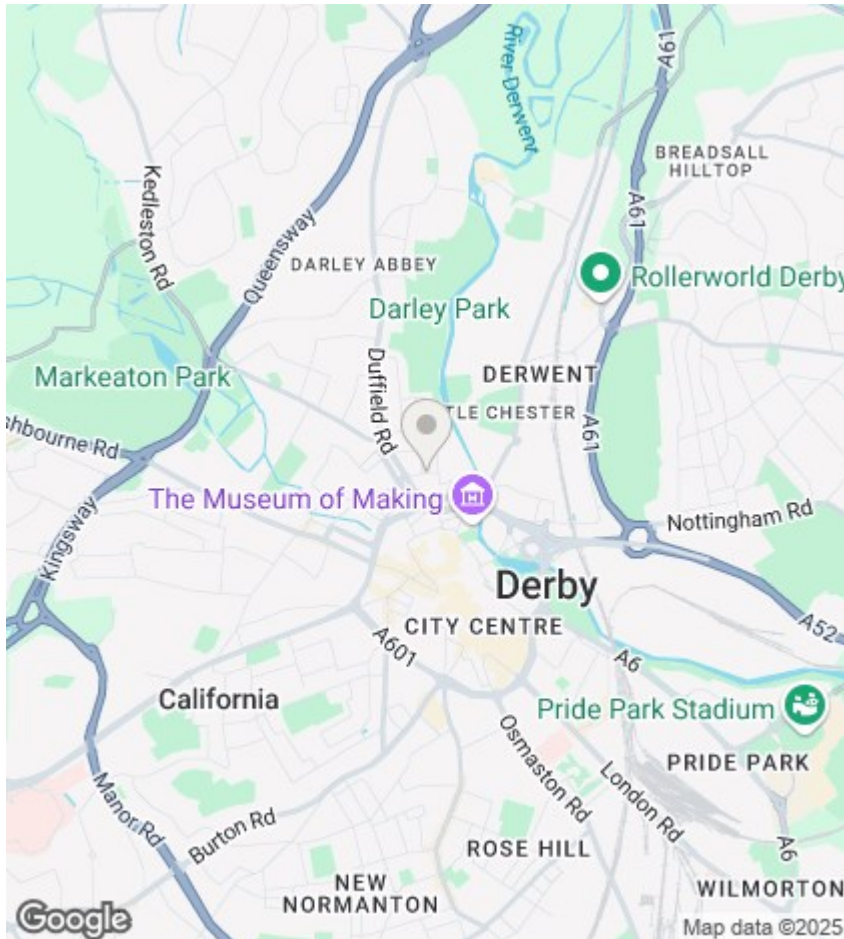
Third Party Referral Arrangements:

One Sales & Lettings have established professional  
relationships with third-party suppliers for the  
provision of services to Clients. As remuneration  
for this professional relationship, the agent receives  
referral commission from the third-party  
companies. Details are available upon request.









## Directions

## Viewings

Viewings by arrangement only. Call 01332 910111 to make an appointment.

## EPC Rating:

D

| 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>                            | 65      | 75                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

