



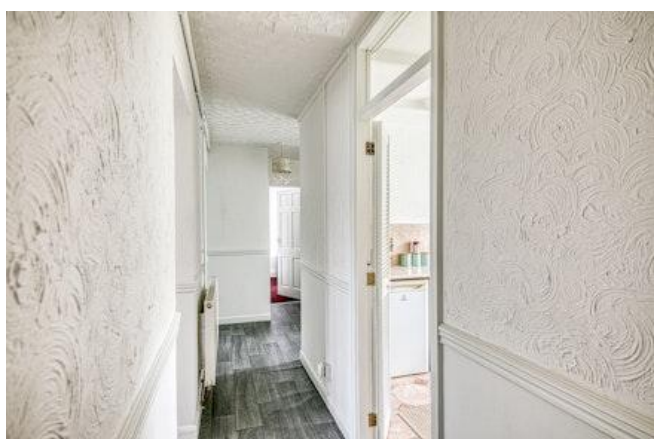
Finchley Avenue, Mackworth,  
Derby



### Guide Price £80,000

- Ground Floor Apartment
- Two Double Bedrooms
- Parking Space
- Communal gardens
- For Sale by Modern Method of Auction
- Tenant in Situ paying £700 a month
- Secure video entry fob system
- Leasehold
- EPC rating C
- Subject to Reserve Price - Buyers fees apply





A well-presented ground floor, two-bedroom flat offering a strong turnkey investment opportunity in a popular residential area of Mackworth.

The property benefits from a secure video fob entry system, an allocated parking space, and a private external storage cupboard.

Currently let at £700 per month with a tenancy in place until 16th October 2026, this purchase is suitable for investor buyers only, providing immediate rental income from day one.

Internally, the flat offers a generous lounge, fitted kitchen, two bedrooms and a shower room, with communal gardens and maintained shared areas completing the accommodation.



## Entrance Hall

Accessed via a secure communal entrance with video fob entry. Internal hallway with doors to all rooms, wood-effect flooring and storage alcoves.

## Lounge 4.56m x 3.39m (15'0" x 11'1")

A bright and spacious reception room with a large front-facing window overlooking communal green space. Ample space for seating and dining furniture.

## Kitchen 2.77m x 2.62m (9'1" x 8'7")

Fitted kitchen with a range of wall and base units, integrated oven and hob, spaces for appliances, and a window offering views towards the communal gardens.

## Bedroom One 3.44m x 2.83m (11'4" x 9'4")

A generous double bedroom with fitted cupboard space and a window.

## Bedroom Two 3.63m x 2.27m (11'11" x 7'5")

Good-size second bedroom with window; suitable as a double bedroom or home office.

## Shower Room 1.71m x 1.47m (5'7" x 4'10")

Comprising walk-in shower enclosure, wash basin with vanity storage. Tiled flooring and window for natural ventilation.

## WC 1.71m x 0.75m (5'7" x 2'6")

Separate toilet room with window.

## External

Allocated parking bay, communal lawned gardens to the rear, and private lockable storage cupboard numbered for the property.

## Lease Information

95 Years Remaining on the Lease. Service charges are added to the account every quarter, 1st April, 1st July, 1st October & 1st January. The service charge for financial year 1st April 2025 – 31st March 2026 for 60 Finchley Avenue is £178.69 per quarter, the annual charge is £714.76 (the total is excluding building insurance for the flat internally) Ground Rent is £10 per year, paid quarterly within the service charge payments.

## Disclaimer

In line with AML regulations, Northwood (Derbyshire) Ltd must verify all purchasers' identities. The cost is £35 + VAT (£42 inc. VAT) per person, payable to our verification partner before a sale can be agreed. These particulars are issued in good faith but do not form part of any offer or contract. Details should be independently verified. Measurements are approximate, and services or appliances have not been tested. Buyers should make their own enquiries or surveys. Please contact us for clarification if travelling some distance to view.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

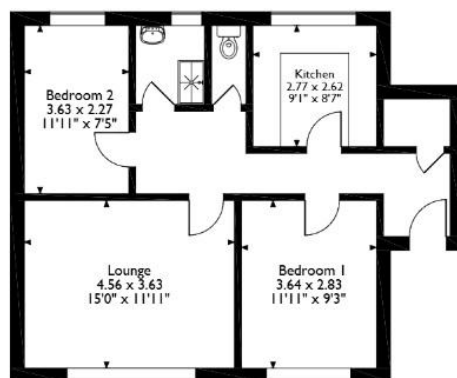
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.







Finchley Avenue, Derby  
Approximate Gross Internal Area  
61 Sq M/657 Sq Ft



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