



21 Stanage Green, Mickleover Derby, DE3 9DX Offers Around £125,000

AN EXCELLENT INVESTMENT OPPORTUNITY, for this purpose-built, FIRST FLOOR, TWO-BEDROOMED MAISONETTE, enjoying a popular and well-established residential location, within walking distance of Royal Derby Hospital, and local amenities within Mickleover. We understand that the maisonette is currently Let on an Assured Shorthold Tenancy (AST) until January 2025. The property has the benefit of gas central heating, and UPVC double glazing, and briefly comprises: -

GROUND FLOOR, private Entrance Hall with stairs to the FIRST FLOOR, landing, Living Dining Room, Kitchen, Two Bedrooms, and Bathroom. OUTSIDE, open-plan front and side garden, and detached Garage within the rear garage block. EPC C, Council Tax Band A.

21 Stanage Green, Mickleover, Derby, DE3 9DX

The Property

A purpose-built self-contained, first floor maisonette, within a two-storey block of similar properties, and comprises; private entrance hall to the ground floor with stairs to the first floor landing, living dining room, kitchen, two bedrooms, bathroom, open-plan front and side gardens, and single garage in the rear garage block.

The property represents an excellent investment opportunity, which we understand is currently Let on an 12-month AST agreement, until 11th January 2025, at a current rental of £675 (six hundred and seventy-five pounds) per calendar month (pcm).

Location

The property enjoys a well-established location in the popular suburb of Mickleover, which is well served by local amenities to include; day-to-day shopping, doctors and dentist surgeries, hair and beauty salons, public houses, eateries, places of worship, schooling, recreational facilities, and regular bus services to Derby city centre and Burton-upon-Trent. The property is within walking distance of the Royal Derby Hospital and the amenities within Mickleover, together with easy driving distance of the A50 and A38 for commuting throughout the region.

Directions

When leaving Derby city centre by vehicle, proceed along Uttoxeter New Road, continuing over the ring road traffic lights, and straight-on at the Royal Derby Hospital traffic island, still on Uttoxeter New Road towards Mickleover. Continue through the traffic lights at the cross-roads, and over the A38 flyover and through the next set of traffic lights, to then turn left into Stanage Green, following the road round to the right, before finding the property on the lefthand side.

Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13414.

Accommodation

Having the benefit of gas central heating, and UPVC double glazing, the detailed accommodation comprises; -

GROUND FLOOR

Private Entrance Hall

Having UPVC double glazed entrance door, small hall area, and stairs to the: -

FIRST FLOOR

Landing

Having built-in cloaks cupboard, and central heating radiator.

Living Dining Room

4.80m x 3.51m (15'9" x 11'6")

Having UPVC double glazed window to the front, central heating radiator, and built-in cupboard housing a gas-fired combination boiler providing domestic hot water and central heating.



Kitchen

2.67m x 1.98m (8'9" x 6'6")

Having fittings comprising; one double base unit, one single base unit, one double wall unit, and three single wall units, together with stainless steel sink unit with single drainer, work surface areas, and UPVC double glazed window.

Bedroom One

3.89m x 3.23m max (12'9" x 10'7" max)

Having UPVC double glazed window, and central heating radiator.



Rear Bedroom Two

3.00m x 2.90m max (9'10" x 9'6" max)

Having built-in cupboard, central heating radiator, and UPVC double glazed window.

21 Stanage Green, Mickleover, Derby, DE3 9DX

Bathroom

1.98m x 1.91m (6'6" x 6'3")

Having white suite comprising; low-level WC, pedestal wash hand basin, and panelled bath with Triton electric shower unit over and folding shower screen, together with heated chrome towel rail, and UPVC double glazed window.



OUTSIDE

Front & Side Garden

Open-plan front and side garden, having lawns.

Detached Single Garage

Situated within the garage block to the rear courtyard.

ADDITIONAL INFORMATION

Tenure

We understand that the property is held leasehold, with a lease extension in 2023 for 110 years. There is a ground rent charge of £30 per annum, and a buildings insurance charge of approximately £356 per annum.

Do you need a Survey?

If you are not buying one of our properties, but need a valuation, please contact our offices for further information and advice on 01332 296396. We offer a range of surveys and valuations to cover all house types.

Anti-Money Laundering (AML) Regulations

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

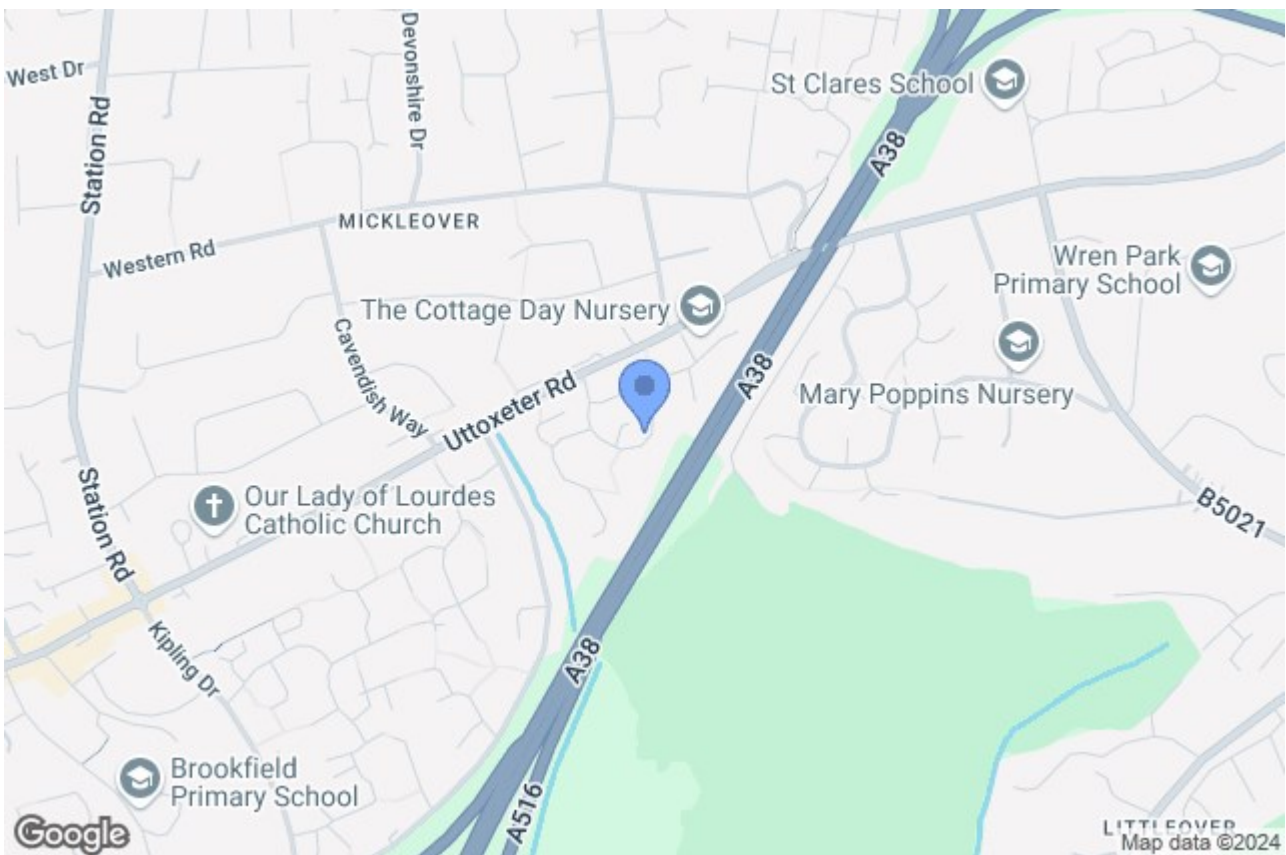
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

R13414

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought.

All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors.

All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is accepted for any errors or omissions.

