FOR SALE







Gower Street, Derby

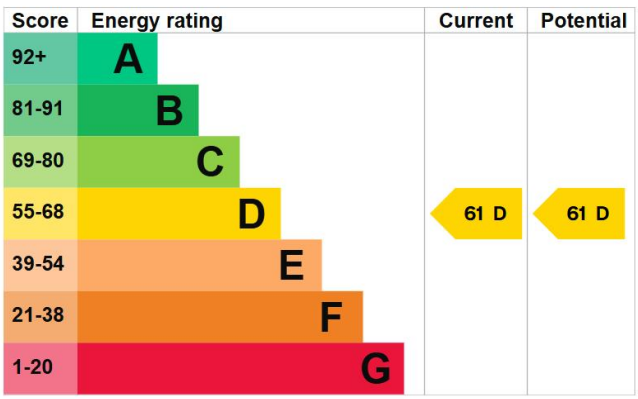
2 Bedrooms, 1 Bathroom, Gower Street

£50,000

MARTIN&CO



- **Two Bedrooms**
- **£9900 Per Annum Rent**
- **Tenant In Situ**
- **Cash Purchase Only**
- **19.8% Yield**
- **First Floor Apartment**
- **City Centre Location**



PROPERTY AND LOCATION Offered for sale with no upward chain is this well positioned, two bedroom first floor apartment, situated within the heart of Derby City Centre. The apartment is accessed via an impressive, front communal entrance, with lifts and stairwell up to the desired floor. Off an internal hallway, the property offers a large lounge/dining room/ kitchen, two good size bedrooms and family bathroom. The property would be an ideal first time buy due to its central location, or provides a fantastic opportunity for an investment purchase, with a potential rental yield over 16%.

Prosperity House is situated in Derby City centre; which has a vast array of local amenities, such as bars, restaurants and shops. The property is well connected with transport links, with the Bus station and Railway station close by, along with all major road links out of the City.

ENTRANCE HALL With access to the bathroom and open plan into the living area.

LIVING/KITCHEN/DINING 18' 0" x 13' 7" (5.49m x 4.14m) A bright, spacious and welcoming open-plan lounge and kitchen, offering a comfortable communal space for relaxing, dining and socialising.

The lounge is tastefully furnished with a large, comfortable corner sofa, flat-screen TV, stylish coffee tables and a contemporary rug, creating a cosy and homely atmosphere. Large windows allow plenty of



natural light to flow through the room, making the space feel bright and airy.

The modern fitted kitchen features sleek white units, contrasting dark worktops and ample cupboard storage. It comes equipped with an integrated oven, hob, extractor fan, fridge-freezer, microwave and other essential kitchen appliances, providing everything needed for convenient everyday living.

The open-plan layout also incorporates a dedicated dining area, ideal for enjoying meals or socialising with housemates.

With its generous proportions, neutral décor and practical layout, this inviting communal space offers the perfect balance of comfort, style and functionality.

Ideal for professional tenants looking for a modern, comfortable and well-equipped shared home.

BEDROOM ONE 11' 4" x 10' 9" (3.45m x 3.28m) A lovely, bright and spacious double bedroom offering a comfortable and welcoming living space. The room comes fully furnished with a double bed, large wardrobe, chest of drawers, bedside table and additional storage, providing plenty of space for everyday living.

A large window allows natural light to fill the room, creating a warm and cosy atmosphere.

The bedroom also benefits from access to a Jack and Jill bathroom, conveniently shared with just one other bedroom, offering added privacy and practicality.

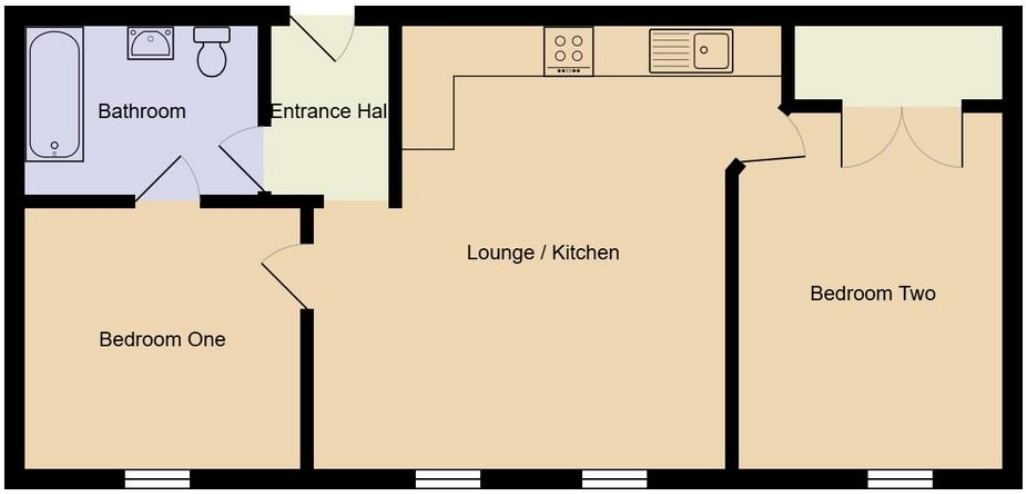
Ideal for a working professional or student looking for a comfortable, well-presented room with generous storage and convenient bathroom access.

BATHROOM/W.C A modern and well-presented bathroom featuring a contemporary white three-piece suite, comprising a full-sized panelled bathtub with an overhead shower and glass shower screen, a wash hand basin with vanity storage beneath, and a low-level WC.

The bathroom benefits from stylish neutral wall finishes, practical flooring and a wall-mounted heated towel rail, providing both comfort and functionality.

A key feature is the Jack and Jill access, allowing convenient entry from Bedroom One as well as the communal area.

Finished in a clean, neutral colour scheme, this bathroom offers a bright, practical and comfortable space for everyday use.



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