



**Stanley Street,  
Derby, DE22 3GU  
Asking Price £110,000**



Investment Opportunity - Two-Bedroom Apartment - Tenants in Situ - Stanley Street, Derby

Located on Stanley Street in Derby, this two-bedroom ground floor apartment represents a solid buy-to-let investment, offered for sale with tenants in situ, providing immediate rental income from completion.

The property is situated within a small, well-maintained block and benefits from gated parking, offering both convenience and security—features that remain highly attractive to tenants.

Internally, the apartment comprises a spacious open-plan kitchen and living area, two well-proportioned bedrooms, and a modern bathroom. The layout is practical and well-suited to professional tenants, supporting consistent rental demand.

The apartment is let on an unfurnished basis, helping to minimise ongoing maintenance costs while appealing to a broad tenant market. The gated development provides a quiet and secure residential environment.

