

13 Bed Development Property Guide price £750,000

 Kedleston Road, Derby, DE22 1FT




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13 Bed Development Property

£750,000

 Kedleston Road, Derby, DE22 1FT

**** ALL OFFERS TO BE SUBMITTED BY FRIDAY 28TH FEBRUARY. *****

A VALUABLE FREEHOLD INVESTMENT PROPERTY LOCATED WITHIN THE RENOWNED SIX STREETS AREA OF DERBY, WITHIN EASY WALKING DISTANCE OF THE UNIVERSITY OF DERBY AND CITY CENTRE. Constructed in 1977 and standing in approximately one quarter of an acre of private grounds with garaging for all apartments, together with private parking to the rear. The property comprises nine independently serviced and metered apartments over three floors. Five one bedroom and four with two bedrooms. Eight of the apartments are currently let with one tenant vacating at the end of January. Current gross rental per annum is £44,616. The properties are all in reasonable order and certificated accordingly with the current regulations. Sold with current tenants in situ.

Apartment 1 - 59 Square meters - 1 Bedroom



Tenant in situ. Current rental price £450pcm.



Apartment 2 - 59 Square meters - 1 Bedroom

Tenant in situ. Current rental price £338pcm.

Apartment 3 - 63 Square meters - 2 Bedrooms



Current tenant is vacating at the beginning of February. Current rental price £485pcm.



Apartment 4 - 65 Square meters - 2 Bedrooms

Tenant in situ. Current rental price £475pcm.

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Apartment 5 - 59 Square meters - 2 Bedrooms

Tenant in situ. Current rental price £485pcm.

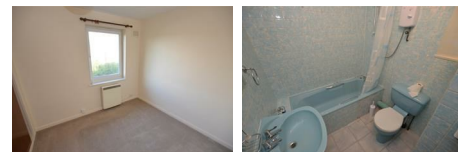


Apartment 6 - 54 Square meters - 1 Bedroom



Empty. Most recent rental price £460pcm.

Apartment 7 - 59 Square meters - 2 Bedrooms



Tenant in situ. Current rental price, £485

Apartment 8 - 65 Square meters - 1 Bedroom

Tenant is situ. Current rental price, £450pcm




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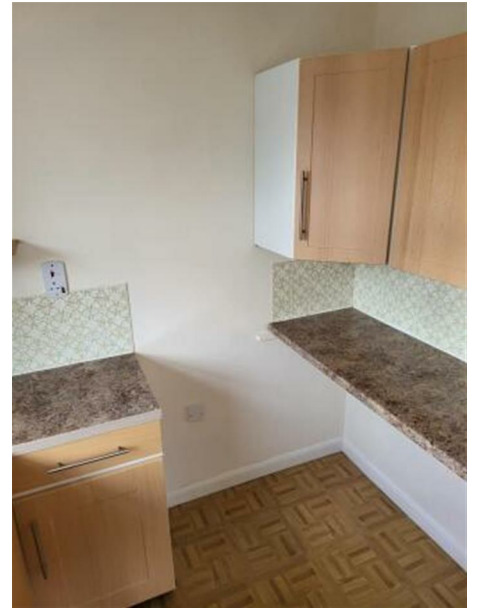
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Apartment 9 - 55 Square meters - 1 Bedroom



Tenant in situ. Current rental price £525pcm.



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Gardens



Garages

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
101-149	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
0-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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