

13 Bed Development Property Guide price £750,000

 Kedleston Road, Derby, DE22 1FT



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MY PAD GROUP

13 Bed Development Property

£750,000

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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. Only three apartments have tenants in situ. The properties are all in reasonable order and certificated accordingly with the current regulations.

Apartment 1 - 59 Square meters - 1 Bedroom



Tenant in situ. Current rental price £450pcm.



Apartment 3 - 63 Square meters - 2 Bedrooms



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



Apartment 2 - 59 Square meters - 1 Bedroom

Tenant in situ. Current rental price £338pcm.



Apartment 4 - 65 Square meters - 2 Bedrooms

Tenant is situ. Current rental price £475pcm.

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Apartment 5 - 59 Square meters - 2 Bedrooms

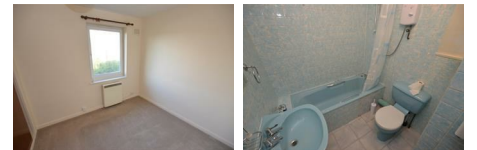
Tenant in situ. Current rental price £485pcm.



Apartment 6 - 54 Square meters - 1 Bedroom



Apartment 7 - 59 Square meters - 2 Bedrooms



Empty. Most recent rental price £460pcm.

Apartment 8 - 65 Square meters - 1 Bedroom

Tenant is situ. Current rental price, £450pcm



Tenant in situ. Current rental price, £485



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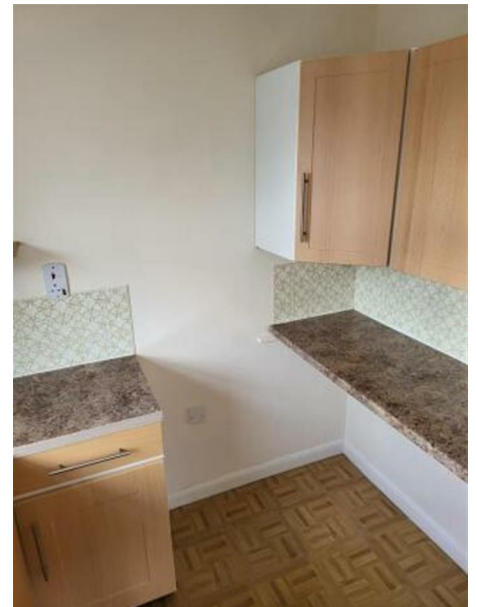
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**Apartment 9 - 55 Square
meters - 1 Bedroom**



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		
101-120	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		