FOR SALE







Gower Street, Derby

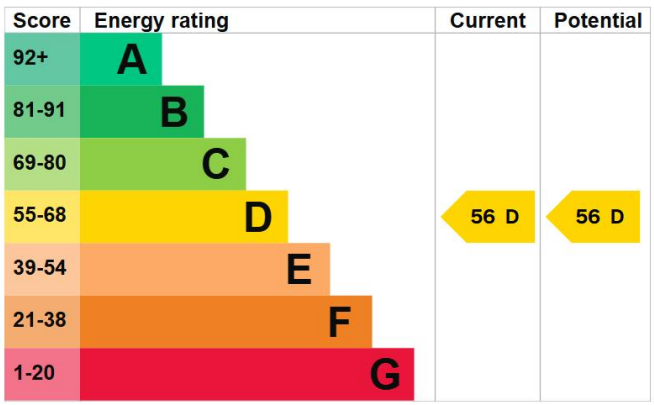
2 Bedrooms, 1 Bathroom, Apartment

£50,000

MARTIN&CO



- **Two Bedrooms**
- **£9300 Per Annum Rent**
- **Tenant In Situ**
- **Cash Purchase Only**
- **Yield Of 18.6%**
- **Ground 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 15%.

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.

LOUNGE/KITCHEN/DINER 18' 0" x 13' 7" (5.49m x 4.14m) This property features a spacious, open-plan lounge and kitchen area, offering a practical and comfortable space for everyday living.

The modern fitted kitchen comes equipped with white gloss-style cabinets, contrasting dark worktops, an integrated oven, electric hob, stainless steel extractor hood and sink. There is ample cupboard and drawer





storage, along with generous worktop space for food preparation.

The lounge area is bright and spacious, benefiting from large windows that allow plenty of natural light to fill the room. The space is carpeted in a neutral tone, with light-coloured walls creating a welcoming atmosphere. There is ample room for a sofa, dining furniture and a home working or study area.

The open-plan layout provides a convenient flow between the kitchen and living space, making it ideal for relaxing, dining and entertaining guests.

BEDROOM ONE 11' 4" x 10' 9" (3.45m x 3.28m) A spacious and well-presented double bedroom offering a comfortable and relaxing living space. The room benefits from a large double-glazed window, allowing plenty of natural light to flow through, complemented by neutral décor and soft carpeting.

The bedroom comfortably accommodates a double bed and additional furniture, with space for a wardrobe and bedside storage. A wall-mounted electric heater provides warmth and comfort throughout the colder months.

A key feature of this bedroom is its Jack and Jill access to the bathroom, offering added convenience and practicality.

This bright and generously sized bedroom provides an ideal retreat, combining comfort, functionality and easy access to bathroom facilities.

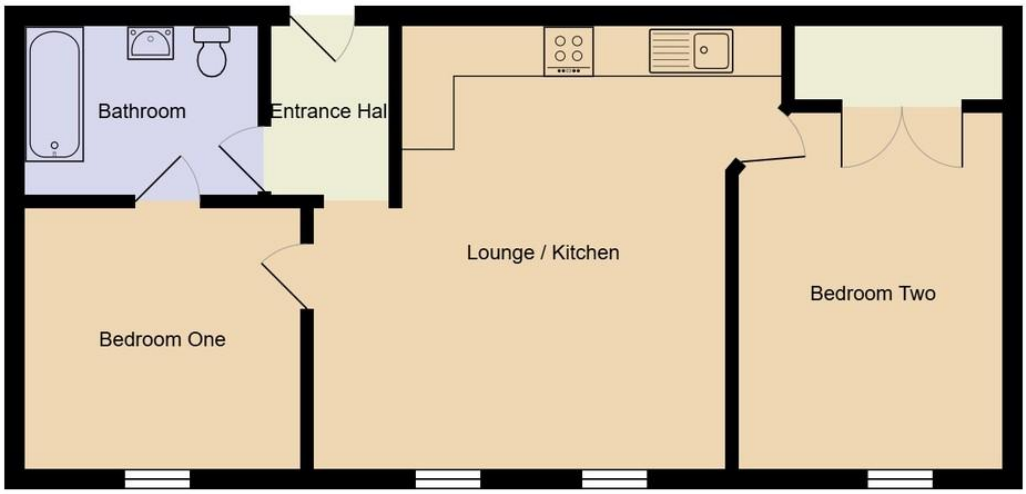
BATHROOM/W.C A modern and well-presented bathroom featuring a contemporary white three-piece suite, comprising a full-sized panelled bathtub with an overhead shower and glass shower screen, a wash hand basin with vanity storage beneath, and a low-level WC.

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.

BEDROOM TWO 14' 4" x 7' 11" (4.37m x 2.41m) A generously sized second double bedroom offering a comfortable and versatile living space. The room provides ample space to accommodate a double bed and additional bedroom furniture, making it ideal for use



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