



KELDHOLME LANE, ALVASTON, DERBY

PRICE £50,000

1 BEDROOM

1 BATHROOM

1 RECEPTION



WELCOME TO KELDHOLME LANE

INVESTMENT OPPORTUNITY, BEING SOLD WITH A SITTING TENANT - A conveniently located studio apartment in the popular residential area of Alvaston, offered for sale with a sitting tenant currently paying £475 per calendar month. The property provides straightforward, low-maintenance accommodation and represents an excellent opportunity for an investor seeking an affordable buy-to-let with rental income already in place.

The accommodation comprises an open-plan living space, kitchen area and bathroom, offering practical and comfortable living for the current tenant. The property is well positioned for local amenities and transport links, with easy access to Derby city centre and surrounding areas.

With a tenant already in situ and rental income being generated, this is an appealing investment opportunity for both new and experienced landlords.

THE DETAIL

The Detail

The accommodation comprises a bright open-plan living and sleeping area, offering flexible space for relaxation, dining, and rest. Large windows allow natural light to flow throughout the room, enhancing the sense of space and creating a pleasant living environment.

The kitchenette is neatly arranged providing a practical and efficient cooking area while maintaining a clean and uncluttered aesthetic.

The property further benefits from a private shower room, finished with modern sanitary ware and neutral tiling, offering a smart and functional space. The overall layout has been thoughtfully designed to make the most of the studio format, ensuring comfort, practicality, and ease of living throughout.

Situated on Keldholme Lane in Alvaston, the property enjoys a convenient position within a well-established residential area. A range of local shops and amenities are close by, with excellent public transport links providing easy access into Derby city centre.

The location is particularly well suited to commuters, with swift access to major road networks including the A6, A50 and A52, connecting to key employment centres such as Pride Park, Rolls-Royce, the Royal Derby Hospital and the University of Derby. Nearby green spaces and local facilities further enhance the appeal, making this a practical and well-connected place to live.

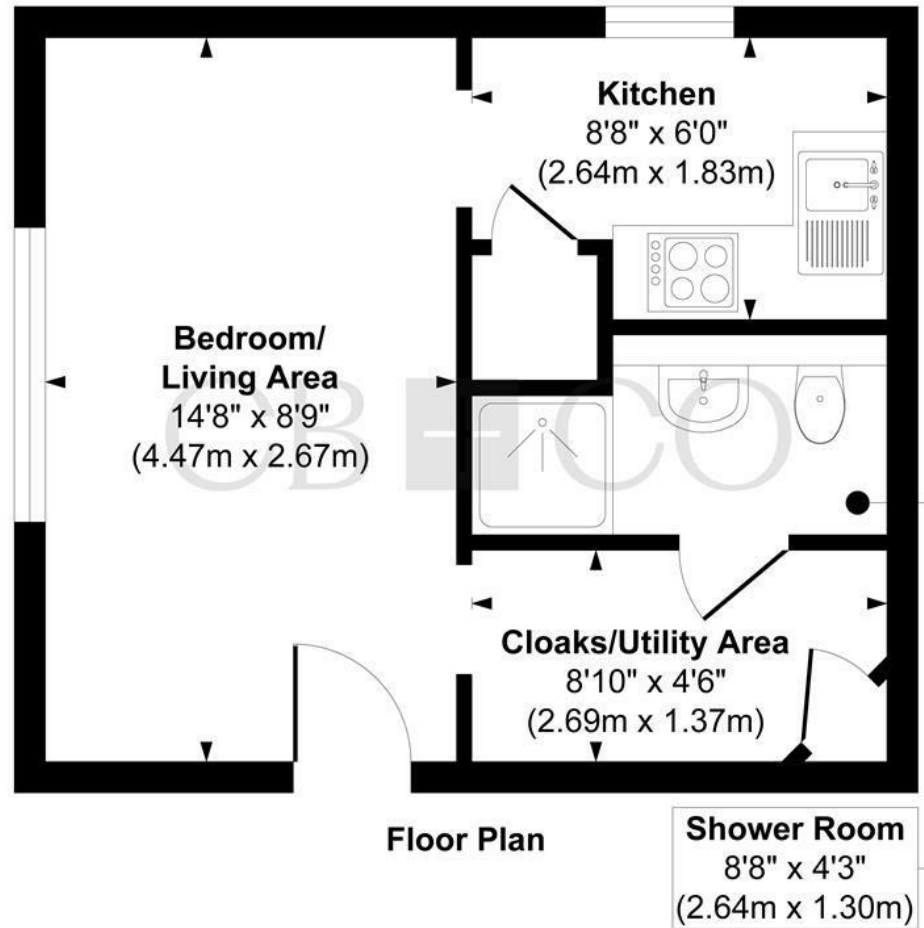
Leasehold Details

CB+CO



The lease term is 120 years from 29.9.81
Ground Rent is paid to Estates and Management - £40
half yearly
First Port - a charge of £39 per annum for landlord
services and communal area costs

Keldholme Lane, Alvaston, Derby



Approx. Gross Internal Floor Area 276 sq. ft / 25.64 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

258.34 sq ft

EPC RATING

E

COUNCIL TAX BAND

A

- Studio Apartment In Popular Alvaston Location
- Open-Plan Living And Sleeping Accommodation
- Modern Kitchenette With Seperate Shower Room
- Sold With A Tenant In Situ
- Generating A Rental Income Of £475 PCM
- Ideal Investment Opportunity
- Popular Location, Close To Amenities
- Excellent Access To A6, A50 And A52 Road Networks
- Convenient For Derby City Centre And Local Amenities
- Easy Reach Of Pride Park, Rolls-Royce And Royal Derby Hospital

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

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