Nicholas Humphreys

Martival Court, Ashby-De-La-Zouch, LE65 2AJ

£175,000



LANDLORD INVESTMENT OPPORTUNITY – TENANT IN OCCUPATION – £720 PCM RENTAL INCOME.

Situated within a modern residential development in the popular market town of Ashby-de-la-Zouch, this attractive two-bedroom home offers an excellent opportunity for buy-to-let investors.

The accommodation comprises a welcoming entrance hallway, guest cloakroom, spacious open-plan lounge and fitted dining kitchen, two generously proportioned first-floor bedrooms and a modern shower room.

Additional benefits include gas central heating, UPVC double glazing, a front lawned garden and allocated parking. Currently generating £8,640 per annum in rental income, the property is offered for sale with the existing tenant remaining in occupation. All viewings strictly by appointment only.

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The Accommodation
Offered for sale as an ongoing rental investment opportunity, this modern two-bedroom home is situated within a small and attractive residential cul de sac in the popular market town of Ashby-de-la-Zouch. The property benefits from well-planned accommodation arranged over two floors, an open-plan living arrangement, allocated parking and a front lawned garden. Currently let with a tenant in occupation, generating a rental income of £720 per calendar month, the property presents an ideal opportunity for landlords seeking an established residential investment.

The property is approached via a pathway leading through the front lawned garden to a private entrance door, opening into a welcoming reception hallway. The hallway is finished with ceramic tiled flooring and provides access to a fitted guest cloakroom, comprising a low-level WC, corner hand wash basin, single radiator and extractor fan..

A particular feature of the home is the open-plan living accommodation, thoughtfully arranged to incorporate a comfortable lounge area and fitted dining kitchen. The lounge occupies the front aspect of the property, enjoying natural light through a UPVC double-glazed window, with a single radiator providing heating.

The adjoining kitchen area offers a practical arrangement of fitted base cupboards and drawers, complemented by eye-level wall units and preparation work surfaces incorporating a stainless steel single-drainer sink unit. Integrated appliances include a built-in oven and four-ring gas hob, together with freestanding appliance spaces for an upright fridge freezer and washing machine.

A staircase rises from the open-plan living area to the first-floor accommodation, where the landing provides access to both bedrooms and the shower room. The landing also benefits from a useful walk-in storage cupboard, single radiator and a separate airing cupboard housing the wall-mounted gas-fired combination boiler supplying the domestic hot water and central heating system.









The principal bedroom is positioned across the front aspect of the home and offers a generously proportioned sleeping area, complemented by a built-in storage cupboard and additional double wardrobe. A particular feature is the Juliet-style French doors to the front elevation, allowing natural light into the room, together with a single radiator.

The second bedroom is also generously proportioned and occupies the front elevation, benefiting from a UPVC double-glazed window, single radiator and access to the loft space.

Completing the first-floor accommodation is a well-appointed shower room, fitted with a three-piece suite comprising a low-level WC, hand wash basin and a spacious double walk-in shower enclosure with thermostatic shower. Additional features include a heated towel rail and shaver point.

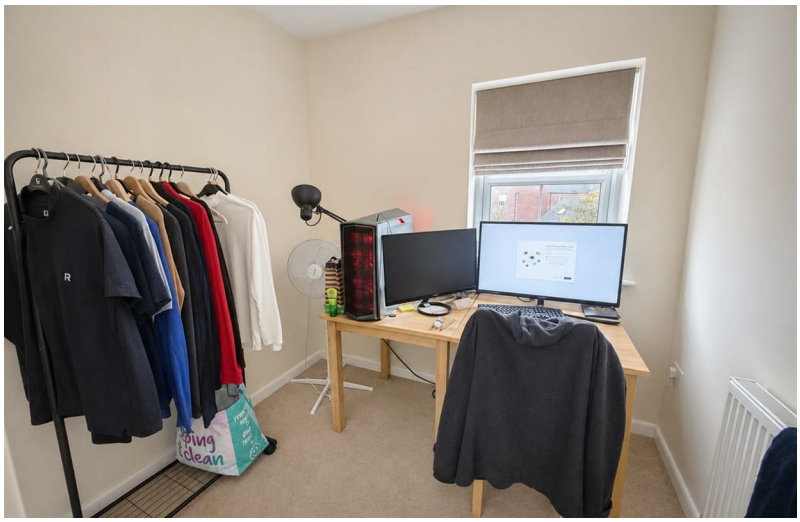
Externally, the property enjoys a front lawned garden with a pathway leading to the entrance door, together with the convenience of allocated parking within the development.

Investment Information: The property is offered for sale with the existing tenant remaining in occupation, currently generating a rental income of £720 per calendar month, equivalent to £8,640 per annum. This provides an opportunity for investors seeking a property with an established rental income from the outset.

Viewing Arrangements: All viewings are strictly by prior appointment through Nicholas Humphreys Estate Agents, with arrangements subject to the existing tenant's occupation.

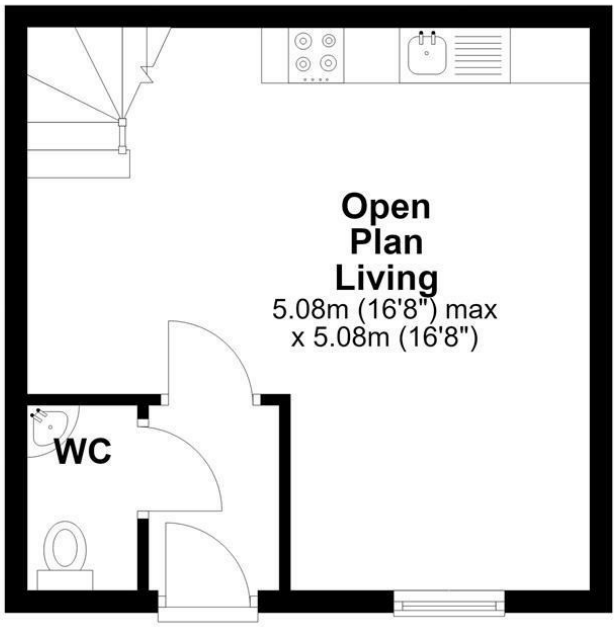
Awaiting revised EPC Inspection
Property construction: Standard
Parking: Allocated Driveway
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: B
Local Authority: North West Leicestershire Council
Broadband type: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/ Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Useful Websites:
www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments.
Photographic Disclaimer: Images may have been digitally enhanced to improve lighting, clarity and natural colour balance. Such enhancements are intended for presentation purposes only and do not materially alter the property's appearance, features or condition.

Anti-Money Laundering (AML) Requirements
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure. Please ensure you have viewed the agent’s full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change

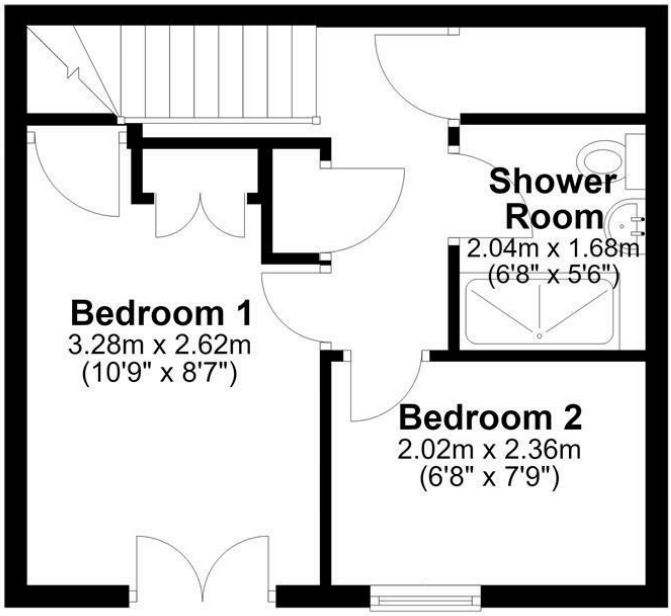




Ground Floor



First Floor



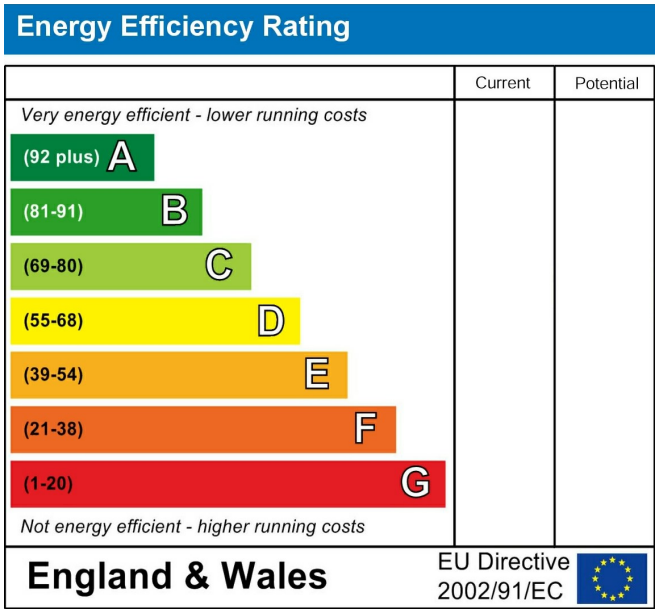
NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.



This Brochure consists of 6 pages, please ensure you have read all pages before proceeding with your proposed purchase.

Council Tax Band B

Freehold



Important Notes, Charges & Selective Licence Areas

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. From January 2027 Streets added are Anglesey Road, Derby Street, Horninglow Road, Thornley Street, Belvedere Road, Edward Street, Oak Street, Victoria Crescent, Byrkley Street, High Street, Princess Street, Wetmore Road, Calais Road, Horninglow Rd North, Shobnall Road and Wyggeston Street. A license fee for application will be payable and work to the home maybe required. Full information: https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme