



Prosperity House Gower Street, Derby DE1 1AB

welcome to

Prosperity House Gower Street, Derby

Situated on the fourth floor of Prosperity House, this well-presented two-bedroom apartment is currently tenanted, generating £800 PCM rental income. Offering two double bedrooms, a bathroom with dual access, open-plan living space and useful storage, it presents an ideal investment opportunity.



Located on the fourth floor of the popular Prosperity House development on Gower Street, this spacious two-bedroom apartment presents an excellent investment opportunity and is currently tenanted, generating a rental income of £800 per calendar month.

The property is accessed via a welcoming entrance hall which provides access to the main accommodation. To the right is the family bathroom, fitted with a bath, wash hand basin and WC. The bathroom also benefits from direct access from Bedroom One, creating a convenient Jack-and-Jill arrangement.

Bedroom One is a generous double room offering ample space for freestanding furniture and enjoys the added benefit of direct bathroom access. Continuing through the apartment, the heart of the home is the bright and spacious open-plan kitchen, living and dining area. Designed for modern living, this versatile space provides room to relax, dine and entertain, with the kitchen seamlessly incorporated into the layout.

A second well-proportioned double bedroom is located off the living area and benefits from a large built-in storage cupboard, providing valuable additional storage space.

Currently tenanted and producing £800 PCM, the apartment offers immediate income for investors seeking a ready-made addition to their portfolio. Prosperity House is conveniently located for access to local

About The Area

Agents Note



view this property online bagshawsresidential.co.uk/Property/DBY122147



welcome to

Prosperity House Gower Street, Derby

- Fourth-floor apartment in Prosperity House
- Currently tenanted, generating £800 PCM
- Two spacious double bedrooms
- Open-plan kitchen, living and dining room
- Bathroom with dual access from the hall and principal bedroom

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 4196.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Dec 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£60,000



Please note the marker reflects the
postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY122147



Property Ref:
DBY122147 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01332 361308



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1
2DG



bagshawsresidential.co.uk