



## 2 Bed Flat/Apartment

3 Northgate North Street, Derby DE1 3AJ

Offers Over £125,000 Leasehold



**Fletcher**  
& Company

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- INVESTMENT ONLY - Two Bedroom First Floor Apartment - Tenant Occupied
- Walking Distance to the City Centre and Darley Park
- Small Gated Complex
- Open Plan Lounge with Dining Area and Chill-Out Zone on a Delightful Mezzanine
- Fitted Kitchen
- Two Double Bedrooms
- Fitted En-suite & Fitted Bathroom
- Allocated Parking Space
- Fast Access to Derby Railway Station, University & Royal Hospital
- EPC rating C

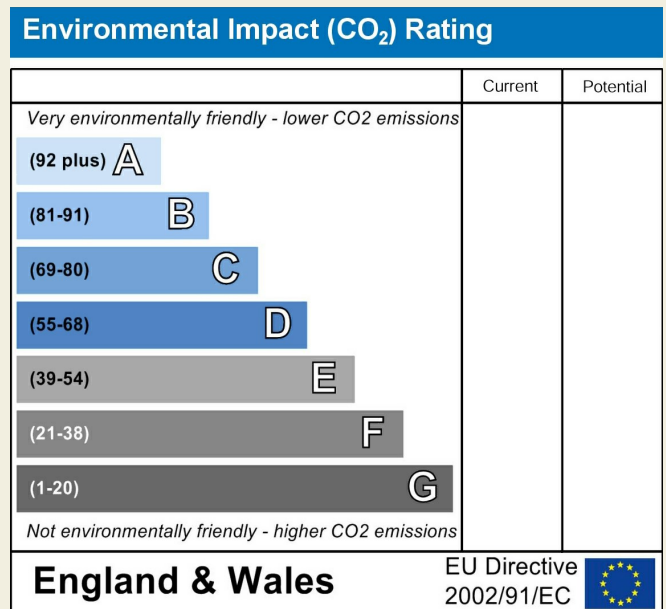
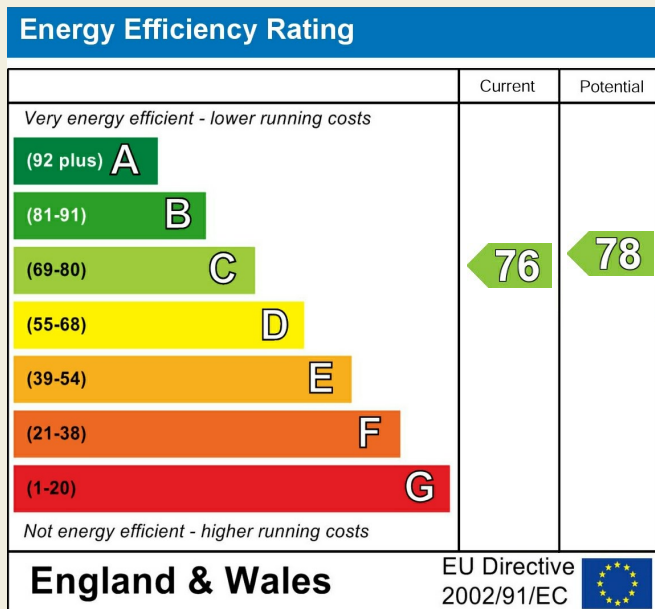
INVESTMENT ONLY - This special two bedroom first floor apartment located 5 minutes walk from Friar Gate and 3 minutes walk to the University bus stop on Duffield Road. The property comprises of two double bedrooms, fitted en-suite shower room, fitted bathroom, fitted kitchen, spacious dining area and a spiral staircase leading to an open plan lounge with dining area and chill-out zone on a delightful mezzanine. The property benefits from gas central heating and double glazing. There is security gated off road parking. Rental income in the region of £850 per month.

**Leasehold**

Built in 2004 with a 999 year lease, 977 years remaining. Ground Rent £150 per year (£12.50 per month) Service Charge 1242 per year (£104 per month)

**Council Tax - B**

Derby City



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