FOR SALE







South Street, Derby

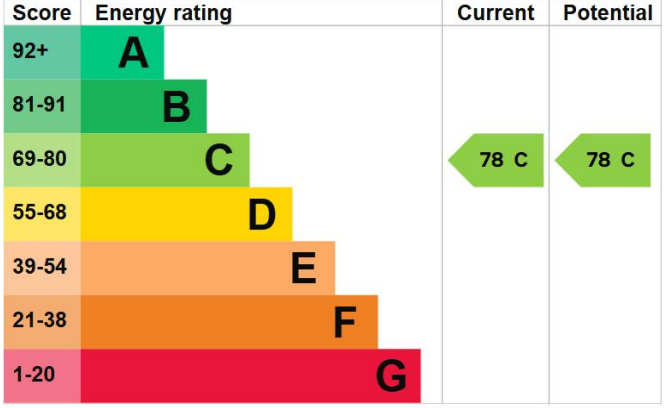
1 Bedroom, 1 Bathroom, Apartment

Asking Price Of £65,000

MARTIN&CO



- **One bedroom apartment**
- **Easy access to the city centre**
- **Ideally suiting the investor or first time buyer**
- **Offered for sale with no onward chain**
- **Open plan living kitchen**
- **Council tax band B**
- **Close to local amenities**



ENTRANCE HALL With useful storage cupboard housing central heating boiler. Central heating radiator.

OPEN PLAN LIVING KITCHEN 14' 7" x 13' 2" (4.47m x 4.02m) A spacious open-plan living area incorporating a modern fitted kitchen with a range of wall and base units, complementary work surfaces and a stainless steel sink with mixer tap. Integrated appliances include an electric oven with four-ring gas hob and extractor hood above, with additional space for a freestanding fridge freezer and plumbing for a washing machine. The kitchen benefits from wood-effect flooring, while the lounge area is carpeted, providing a comfortable space for relaxing and dining. Further benefiting from a double-glazed window to the front elevation and a central heating radiator.

BEDROOM 10' 0" x 8' 9" (3.07m x 2.69m) A well-proportioned bedroom benefiting from a uPVC-framed double-glazed window to the rear elevation, central heating radiator and carpeted flooring. Further featuring wall-mounted shelving, providing additional storage space.

BATHROOM Fitted with a white three-piece suite comprising a panelled bath with shower over, wash hand basin and low-level WC. Further benefiting from partially tiled walls, wood-effect flooring and a double-glazed window to the rear elevation.

OUTSIDE The property benefits from an allocated parking space within the communal driveway, providing





convenient off-road parking. The shared driveway offers access to the building and its parking facilities.

LEASE DETAILS Lease details are still being compiled at this time and we will be confirmed shortly.

LEASE DETAILS Ground rent £0
Service charge £2256.44
Lease 999 years from 2007

LETTINGS NOTES We have taken advice from our lettings team, who have provided an estimated rental value of £695 PCM.

Should you require any further information or wish to discuss the rental valuation in more detail, please contact our Derby team at maddie.squires@martinco.com.

NB Included within this advert are a selection of AI generated images to show how the apartment could appear once furnished.

Gross yield calculation

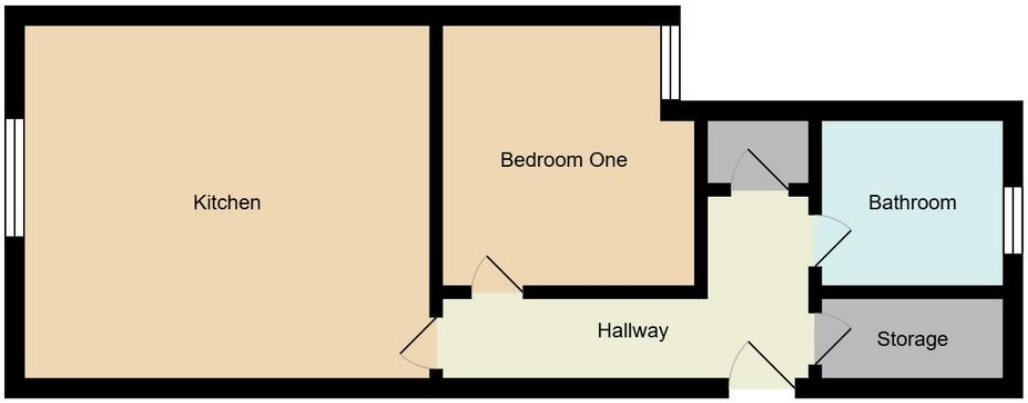
For a purchase price of £65,000 and monthly rental income of £695:
Monthly rent: £695
Annual rent: £695 × 12 = £8,340

Gross rental yield:
£8,340 ÷ £65,000 × 100 = 12.83%

The yield quoted is prior to the service charge and any management fees being deducted.



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.