

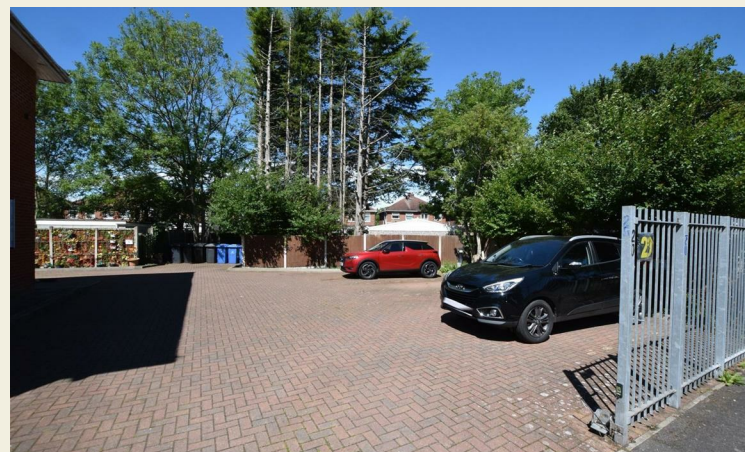
20 Southcroft, Littleover, Derby, DE23 1HZ

Offers Around £500,000

Freehold



- Prime Investment Opportunity
- Five Individual One/Two Bedroom Apartments
- Communal grounds & Allocated Parking
- Built In 2008
- Popular Residential Location
- Current Gross Yield of 7.7%, Set to Increase in March 2027 to 8.3%
- Turn Key Opportunity
- Close to Excellent Amenities
- Easy Access to Transport Links
- Viewing Recommended





Summary

INVESTMENT OPPORTUNITY

A purpose built apartment block comprising five individual apartments set over three floors in a popular convenient location.

Constructed in 2008, Hawthorn Court has been a very successful investment for the current owners who now wish to relinquish and provides a fantastic opportunity for a new owner. The block comprises two one bedroom apartments, two two bedroom apartments and a fabulous two bedroom penthouse.

The one bedroom apartments comprise an entrance hall, open plan lounge/dining room with kitchen off, double bedroom and bathroom. The two bedroom apartments comprise an entrance hall, lounge/dining room, separate kitchen, two bedrooms and a bathroom. The penthouse comprises of an entrance hall, open plan living kitchen with lounge, dining room and kitchen, two bedrooms and a bathroom.

The block features allocated parking for each apartment and communal gardens. There is also a clothes drying area. The properties are accessed via a secure communal entrance hall with staircase to the upper floors.

The current rent per annum amounts to £38,520 which represents a gross yield of 7.7%. The agreed increases for March 2027 will increase the yield to 8.3% gross.

F&C

The Location

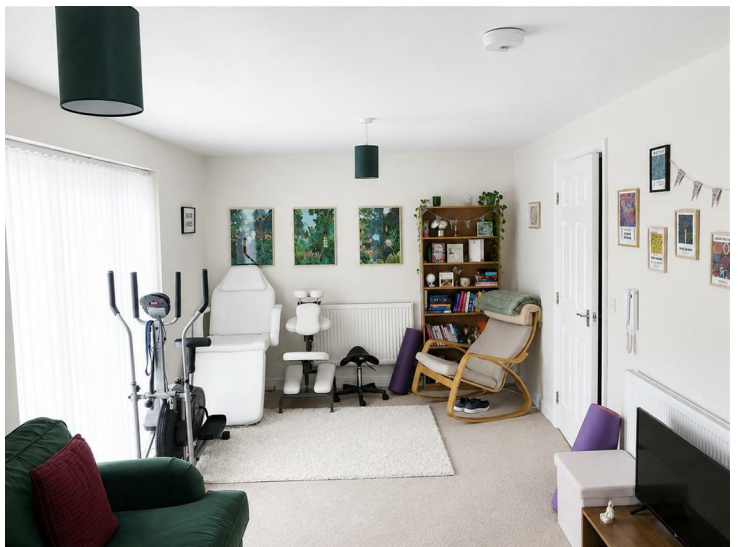
The location is highly sought after, just off Stenson Road, offering easy access to a fabulous range of amenities in Stenson Fields, Sinfen and Littleover. These combine to offer a full range of amenities. There is a bus service that runs into the city centre and easy access towards nearby open countryside with excellent transport links. Good schooling is available within close proximity.

Tenure

Please note: the block is run by Hawthorn Court Management (Southcroft) LTD and there is a current service charge of £30/month per apartment.



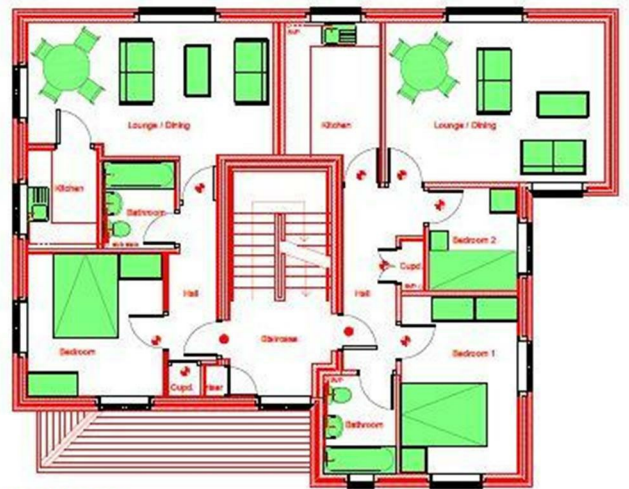
Council Tax Band A & B



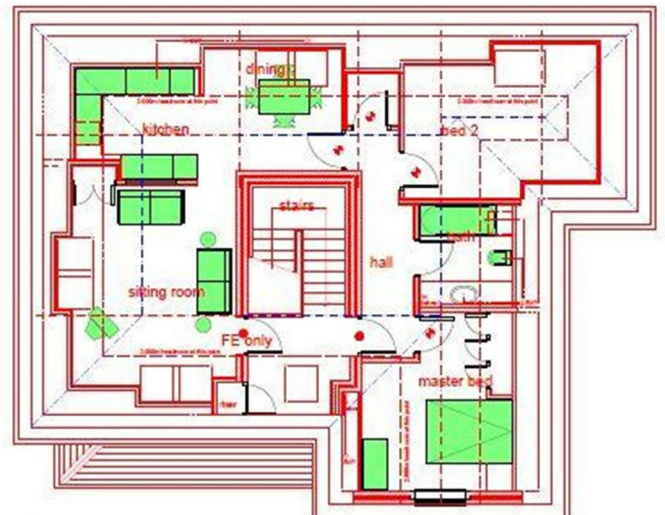




Ground Floor Plan



First Floor Plan



Second Floor Plan



Duffield Office
 Duffield House
 Town Street
 Duffield
 Derbyshire
 DE56 4GD

01332 843390
 duffield@fletcherandcompany.co.uk

Derby Office
 15 Melbourne Court
 Millennium Way
 Pride Park
 Derby
 DE24 8LZ

01332 300558
 derby@fletcherandcompany.co.uk

Willington Office
 3 The Boardwalk
 Mercia Marina
 Findern Lane
 Willington
 Derbyshire
 DE65 6DW

01283 241500
 willington@fletcherandcompany.co.uk

Nottingham Office
 2 Broadway
 The Birkin Building
 Lace Market
 Nottingham
 NG1 1PS

01158 222244
 nottingham@fletcherandcompany.co.uk

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 Littleover
 Derby
 DE23 1HZ

Council Tax Band: B
 Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	60
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	