



Apt 18 West Point, Brook Street, Derby, Derbyshire, DE1 3TE

£95,000



INVESTMENT OPPORTUNITY - A one bedroom tenanted loft-style apartment being sold as a going concern.



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DIRECTIONS

Leave Derby city centre along King Street and at the traffic lights turn left onto Lodge Lane. Follow the road onto Bridge Street where "West Point" can be found on the left hand side.

The sale of this apartment is aimed directly at buy to let investors, generating £725,00 PCM.

The well proportioned and spacious accommodation briefly comprises an entrance lobby with large storage/airing cupboard and access to a open plan lounge/kitchen and dining area which is the focal point to the apartment. In addition the property boasts a double bedroom and bathroom with shower.

Outside the property benefits from managed communal gardens and there is gated access leading to a courtyard and one allocated car parking space for the apartment within a secure residents carpark.

West Point is a perfect central location in the heart of the city within ease of access to everything that the busy city centre has to offer including shops, restaurants and the Derbion shopping centre. The beautiful Darley park and Markeaton parks are only short walks away offering superb countryside walks.

Within easy reach of the university and

transport links, the property is close to the ring road giving access to the A6, A52, A38 and A50 which in-turn leads to the M1.

ACCOMMODATION

Entering the property through a communal entrance door with staircase leading to the very top floor. Door to apartment.

HALL

With quality laminate flooring which runs through to the living area, access to loft, smoke alarm and electrical fuse box.

BATHROOM

6'6" x 4'10" (1.98m x 1.47m)

With low level WC, wash hand basin and bath with shower over the bath, complimentary tiling, heated towel rail and Velux style window.

BEDROOM

10'11" x 9'4" (3.33m x 2.84m)

(Restricted headroom in parts.)

With Velux style window and access to a wardrobe with sliding doors.

LIVING/KITCHEN AND DINING AREA

17'9" x 18'4" (5.41m x 5.59m)

This area is the focal point of the property and must be seen to be fully appreciated. This space incorporates a kitchen, dining and living area which has a superb open plan feel.

The kitchen area has a range of quality work surface/preparation areas, wall and base

cupboards and an electric oven, hob and extractor over. There is an undermounted sink with drainer and an integrated fridge, integrated freezer, integrated dishwasher and breakfast bar with one space for stool beneath.

The remainder of the room offers ample space for living and dining furniture and is also complimented by four large Velux style windows making the room particularly bright and airy.

OUTSIDE

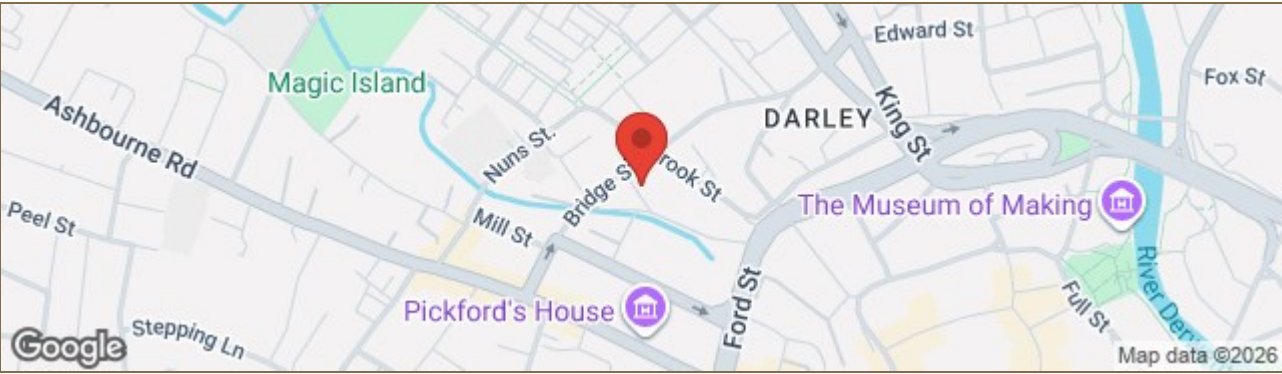
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LEASE DETAILS

The property is leasehold and subject to a 999 year lease which commenced on the 1st January 2006. We understand from the current vendor that there is a ground rent of £250.00 per annum and a service charge of

£766.09 which is payable every 6 months. Prospective purchasers should note that this property is being sold with a tenant in situ. Consequently, this property can only be sold to an investment purchaser. Please speak to the offices of Boxall Brown & Jones for further information before viewing.

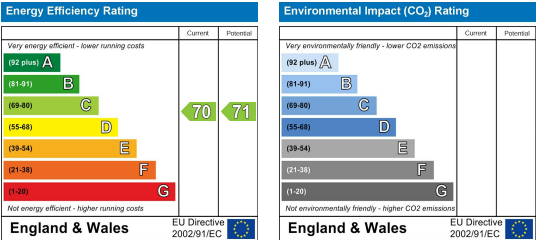
Road Map



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk