FOR SALE







Lime Walk, Littleover

14 Bedrooms, 14 Bathroom, Apartment

£900,000

MARTIN&CO



- **Investor Alert**
- **Seven Two Bedroom Apartments**
- **Fully Tenanted**
- **Freehold Available**
- **Desirable Rental Market**
- **Yield in excess of 7%**
- **Rare Opportunity**

LOCATION Lime House is situated on Lime Walk, a quiet residential road in the highly regarded suburb of Littleover, approximately 2 miles south-west of Derby city centre. Littleover is one of Derby's most established residential areas, popular with professionals, families and downsizers due to its excellent local amenities, healthcare facilities, schools and transport connections.

The property benefits from a convenient position within walking distance of a range of everyday amenities along Burton Road, including supermarkets, independent shops, cafés, pharmacies and local services. Frequent bus routes operate nearby, providing direct access to Derby city centre and surrounding areas, while the A38, A50 and M1 motorway network are easily accessible for commuters. The nearest railway stations are Peartree and Derby, offering regional and national rail services.

Littleover is particularly well known for its strong educational provision, with several highly regarded primary and secondary schools serving the area. Healthcare facilities are excellent, with the Royal Derby Hospital located within a short drive, making the location especially attractive to healthcare professionals and those seeking convenient access to medical services.

Lime House forms part of a modern apartment development comprising purpose-built apartments constructed in the mid-2000s. The surrounding neighbourhood is characterised by a mix of established



family housing, modern apartments and attractive tree-lined residential streets, creating a pleasant and mature environment. The development benefits from a peaceful setting while remaining close to local amenities and major employment centres.

Residents enjoy access to a variety of nearby recreational facilities, including local parks, sports clubs and open green spaces. Littleover Village provides a strong community feel, with a range of independent businesses, restaurants and leisure facilities contributing to its popularity as one of Derby's most desirable suburban locations.

APARTMENT DETAILS There are 7 apartments available within this purchase, comprising of entrance hall, lounge, kitchen, two bedrooms and a bathroom.w.c.

INFORMATION Income

Flat 1 = £825PCM	£9,900 Annual Income
Flat 2 = £795PCM	£9540 Annual Income
Flat 3 = £825PCM	£9,900 Annual Income
Flat 5 = £750PCM	£9,000 Annual Income
Flat 6 = £750PCM	£9,000 Annual Income
Flat 7 = £825PCM	£9,900 Annual Income
Flat 8 = £700PCM	£8,400 Annual Income
Total £5,470 PCM	£65,640 Annual Income

The freehold is also included within the sale of the block.
7.29% Yield
Each Properties Council Tax Band is B
Flat 1 is an EPC rated C with a current rating of 79 and a potential of 79
796 Square Feet - Ground Floor Flat
Flat 2 is an EPC rated C with a current rating of 77 and a potential of 78
796 Square Feet - Ground Floor Flat
Flat 3 is an EPC rated C with a current rating of 79 and a potential of 79
861 Square Feet – First Floor Flat
Flat 5 is an EPC rated B with a current rating of 82 and a potential of 82
796 Square Feet – Second Floor Flat
Flat 6 is an EPC rated B with a current rating of 82 and a potential of 82
796 Square Feet – Second Floor Flat
Flat 7 is an EPC rated C with a current rating of 79 and a potential of 79
796 Square Feet – Top Floor Flat
Flat 8 is an EPC rated B with a current rating of 79 and a potential of 79
796 Square Feet – Top Floor Flat

LETTINGS NOTES Seven of the eight properties are currently managed by Martin & Co Derby.



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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.