

# 13 Bed Development Property Guide price £750,000

 Kedleston Road, Derby, DE22 1FT




[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

**Phillips  
& Co**  
EST. 2012  
MY PAD GROUP

# 13 Bed Development Property

# £750,000

 Kedleston Road, Derby, DE22 1FT

A VALUABLE FREEHOLD INVESTMENT PROPERTY LOCATED WITHIN THE RENOWNED SIX STREETS AREA OF DERBY, WITHIN EASY WALKING DISTANCE OF THE UNIVERSITY OF DERBY AND CITY CENTRE. Constructed in 1977 and standing in approximately one quarter of an acre of private grounds with garaging for all apartments, together with private parking to the rear. The property comprises nine independently serviced and metered apartments over three floors. Five one bedroom and four with two bedrooms. Five of the apartments are currently let with all tenants having been served notice. The properties are all in reasonable order and certificated accordingly with the current regulations.

## Apartment 1 - 59 Square meters - 1 Bedroom



Tenant in situ. Current rental price £450pcm.



## Apartment 2 - 59 Square meters - 1 Bedroom

Tenant in situ. Current rental price £338pcm.

## Apartment 3 - 63 Square meters - 2 Bedrooms



Current tenant is vacating at the beginning of February. Current rental price £485pcm.



## Apartment 4 - 65 Square meters - 2 Bedrooms

Tenant is situ. Current rental price £475pcm.

[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

**Phillips & Co**  
EST. 2012  
MY PAD GROUP

# 13 Bed Development Property

# £750,000

 Kedleston Road, Derby, DE22 1FT

## Apartment 5 - 59 Square meters - 2 Bedrooms

Tenant in situ. Current rental price £485pcm.

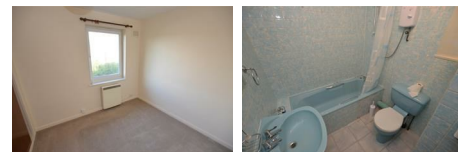


## Apartment 6 - 54 Square meters - 1 Bedroom



Empty. Most recent rental price £460pcm.

## Apartment 7 - 59 Square meters - 2 Bedrooms



Tenant in situ. Current rental price, £485

## Apartment 8 - 65 Square meters - 1 Bedroom

Tenant is situ. Current rental price, £450pcm




[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

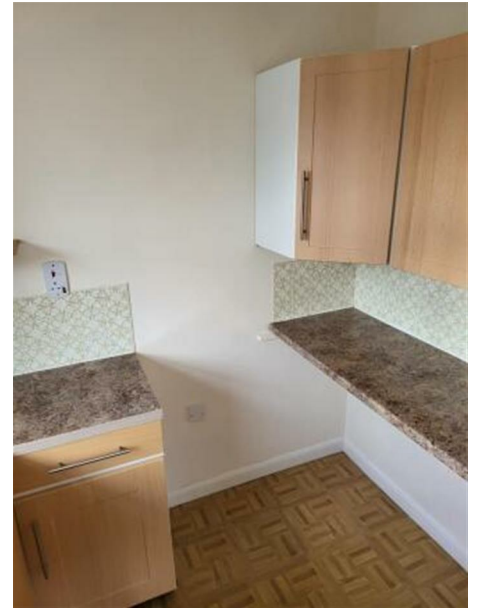
**Phillips  
& Co**  
EST. 2012  
MY PAD GROUP

# 13 Bed Development Property

£750,000

 Kedleston Road, Derby, DE22 1FT

**Apartment 9 - 55 Square meters - 1 Bedroom**



Tenant in situ. Current rental price £525pcm.



[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

**Phillips  
& Co**  
EST. 2012  
MY PAD GROUP

# 13 Bed Development Property

# £750,000

 Kedleston Road, Derby, DE22 1FT

## Gardens



## Garages

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this

Energy Efficiency Rating		Current	Potential
Only energy efficient - lower running costs			
101-149	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
0	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

