

Suffolk Avenue

Derby, DE21 6ES

John 
German





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£325,000

Ideal investment Leasehold property with all flats being sold as a whole. Situated in this ideal location being close to local shops and public transport, as well as major commuter routes.

All well maintained throughout with electric heating and double glazing, as well as ample parking and a communal rear yard area for bin storage, washing lines and bike storage.

Flats 49 and 49a are identical with accommodation comprising an entrance hall, lounge, kitchen, large double bedroom with built-in wardrobe, and bathroom.

Flat 49a also has its own courtyard style private garden. Rent £415 and £460 PCM respectively.

Flat 47a is a one bed, slightly larger flat with a separate utility room, kitchen lounge/diner and large double bedroom with built-in wardrobe. Rent £460 PCM.

Flat 47 has accommodation comprising two double bedrooms, a dining kitchen, lounge and bathroom. Rent £370 PCM.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.derby.gov.uk/environment-and-planning/planning/development-control/online-planning-register/

Our Ref: JGA/25052022



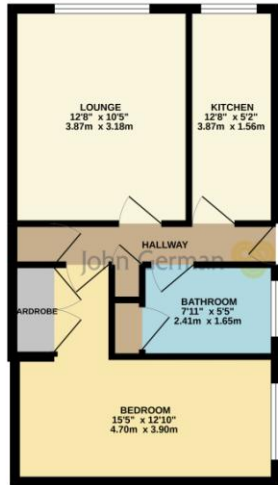


GROUND FLOOR



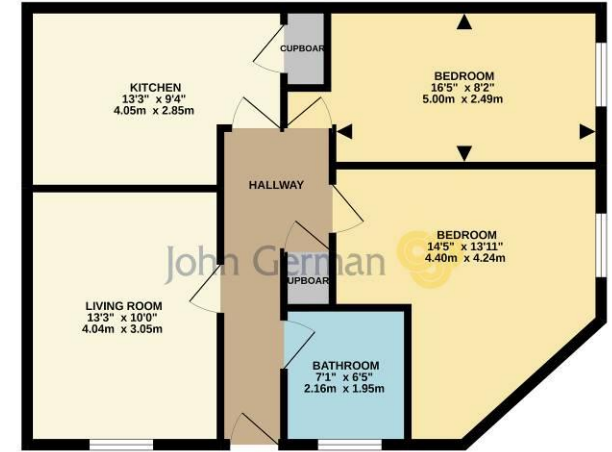
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their operation or reliability.

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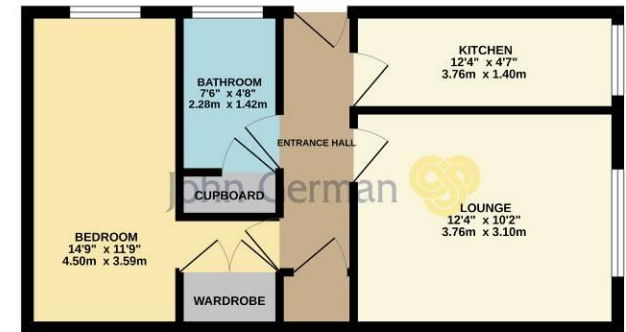
GROUND FLOOR



TWO BEDROOM FLAT

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GROUND FLOOR



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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent



