



Empress Court
Derby

Asking Price Of £97,000



Empress Court

Derby

A GREAT OPPORTUNITY TO PURCHASE AN INVESTMENT WITH AN EXISTING TENANT OFFERING A GROSS YIELD OF 6.6% AND INCOME FROM DAY ONE!

SET BACK FROM THE ROAD IN AN APARTMENT BLOCK WITH ALLOCATED PARKING, THIS ONE BED FIRST FLOOR APARTMENT HAS A LOVELY OPEN PLAN KITCHEN, DINING, LIVING AREA IS PERFECT FOR AN INVESTOR AND IS AVAILABLE WITH NO UPWARD CHAIN!

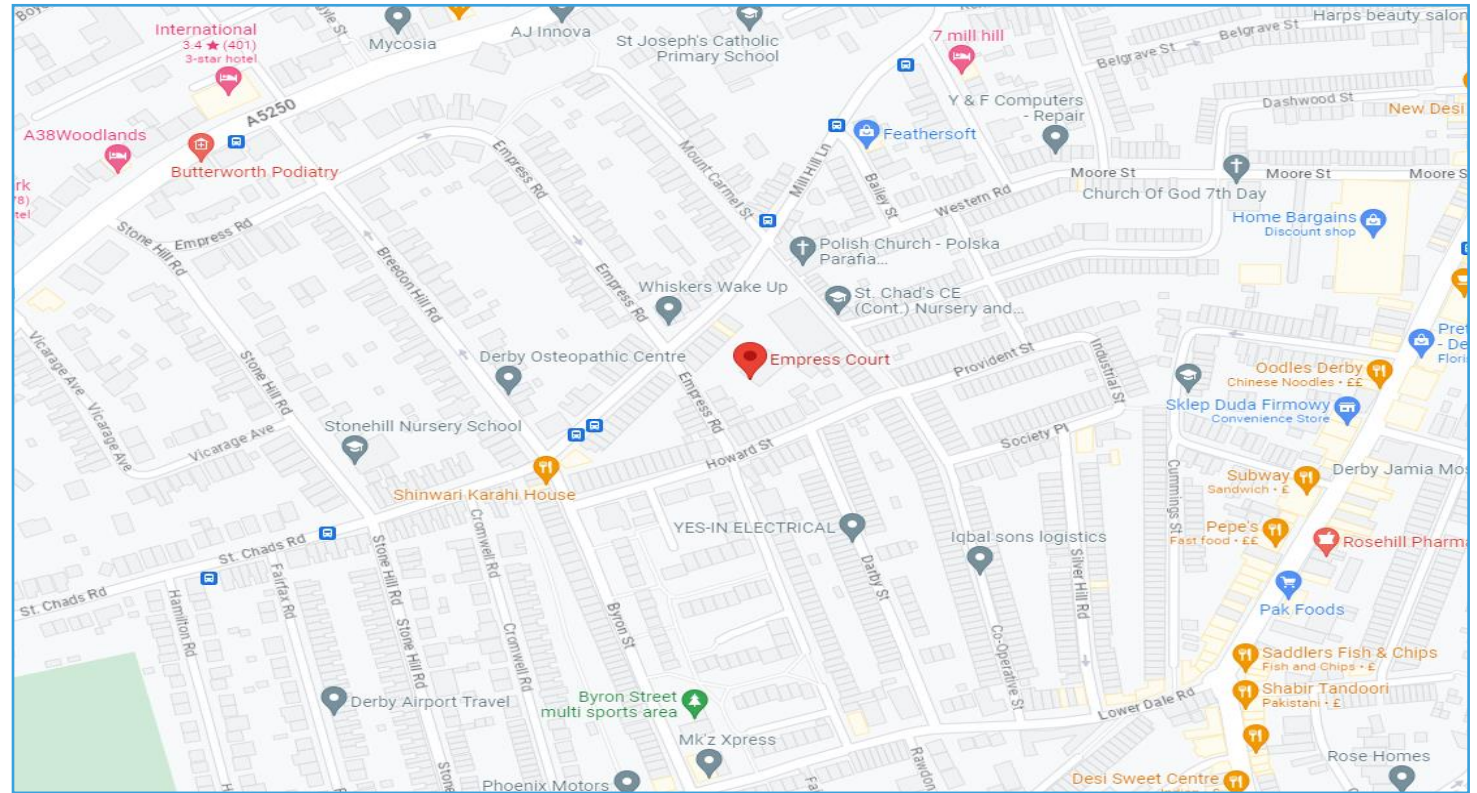
On entering into the apartment, the hallway leads to all of the rooms, the kitchen, dining, living area is a fantastic space, the kitchen having an integrated oven and hob and space for a fridge freezer and a washing machine. There is space for a good sized dining table and the lounge area benefits from a Juliet balcony allowing plenty of natural light into the room. The bedroom is a fantastic sized double room with lots of space for wardrobes and other clothing storage. The bathroom consists of a bath with shower over, a wash basin and a WC. Outside the property has an allocated space for one car.

Why you will love this home - Being within walking distance to the city centre and having no upward chain this apartment is a great find for an investor with a tenant already in situ!



Empress Court Derby

Empress Court is located close to the City Centre of Derby making it a great location for any buyer with having all local amenities within walking distance to the property. As well as this, less than a 2 minute walk away is the bus stop which gives easy access into the City Centre, Bus Station and Train Station as well as access to the Royal Derby Hospital. Also, within proximity to the property, there is Markeaton Park and easy access to the A38 leading to both the M1, A52 and A50 making it a great spot for commuters.



EPC Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors



Help for sellers

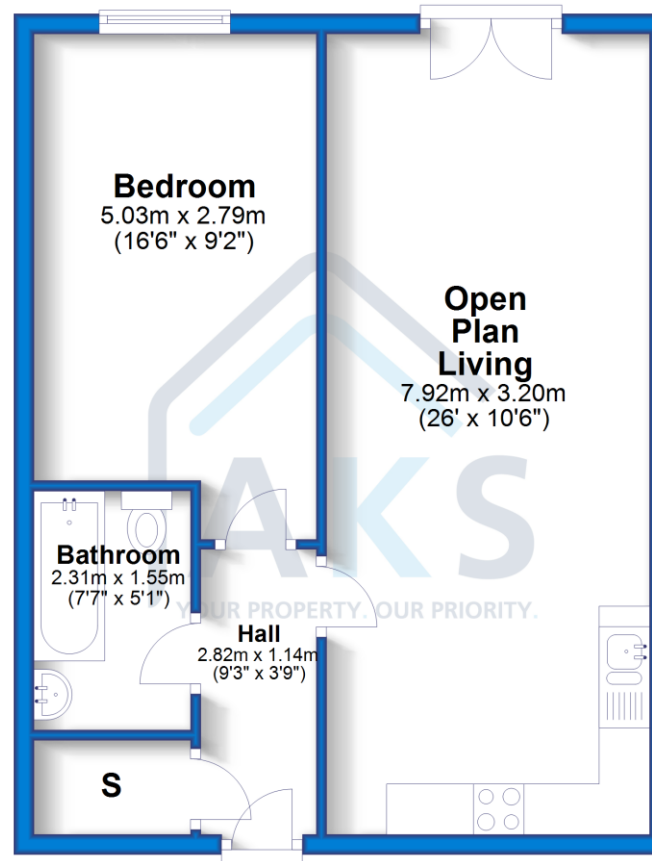
If you're thinking of selling, we'd love to help you.



The Floor Plan

Ground Floor

Approx. 47.8 sq. metres (514.1 sq. feet)



Total area: approx. 47.8 sq. metres (514.1 sq. feet)

Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

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 The Property Ombudsman



Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.