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28 Babington Court, Gower  
Street  
Derby  
DE1 1RH

Offers Around  
£75,000

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- Well-presented fourth floor double bed roomed apartment within the heart of Derby City centre, enjoying the benefits of an existing tenant paying £600 pcm, therefore £7,200 pa showing a healthy 9.6% return against asking price

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

A well-appointed fourth floor one bedroom apartment offering low maintenance accommodation within a prime and prestigious location close to the heart of Derby City centre. An ideal investment opportunity or property for the first time buyer.

### PLEASE NOTE - TENANCY

The property is now tenanted until May 2021 at a rent of £600 pcm.

Internally the property provides, entrance hall with utility cupboard with plumbing for automatic washing machine, a well appointed bathroom with three piece suite and full tiling to main walls, good sized living kitchen with integrated appliances including oven, hob, dishwasher and fridge/freezer and balcony via French doors and double bedroom again with patio door providing access to a balcony.

The sale provides a good opportunity for an investor/first time buyer to acquire a fashionable apartment in a prime location.

## LOCATION

The property is centrally positioned closed to the heart of Derby City centre, within minutes walk of the noted intu shopping centre with its major retail outlets and state of the art cinema. Sadler Gate and Iron Gate are both well worth a visit, boasting a selection of up-market clothing outlets together with a selection of cafés bars and public houses and Friar Gate for those who enjoy relaxing and indulging in stylish restaurants and bars.

A good range of leisure facilities within easy access on Queen Street, Darley Park and Markeaton Park with its small golf course, cricket grounds and tennis courts is ideal for those with sporting interests.

There are excellent transport links nearby with Derby's inner ring road providing access to the A52 and A38 which in turn link to the M1 and main motorway network.





#### ACCOMMODATION

##### ENTRANCE HALL

Having low cost night storage heater, built in airing/utility cupboard with immersion heater providing domestic hot water and plumbing for automatic washing machine.

##### LIVING KITCHEN

4.60m x 4.24m (15'1" x 13'10")

##### KITCHEN AREA

1½ bowl inset sink unit with mixer tap over, base cupboard under, a range of base and drawer units with work surfaces over, complementary up-stand, wall mounted cupboards, integrated fridge/freezer and dishwasher, inset halogen hob with extractor hood over and double oven and grill in matching housing unit.

##### LIVING AREA

Having low cost night storage heater, decorative spotlighting to ceiling and French doors with glazed side screens providing access to balcony.

##### GENUINE DOUBLE BEDROOM

3.37 x 3.24 (11'0" x 10'7")

Low cost night storage heater and French doors providing access to balcony.

#### BATHROOM

Fully tiled comprising low level w.c., pedestal wash hand basin, panel bath with shower over, heated chrome towel rail/radiator and electric shaver point.

#### TENURE

This property is Leasehold. Fees payable are: Service charge £85 per calendar month and Ground rent £150 per annum.

#### TENANCY DETAILS

Please note there is a copy of the tenancy agreement attached to these sales particulars and on line.

#### COUNCIL TAX BAND

The rating authority for this property is Derby City Council - Tax Band A.

#### DIRECTIONAL NOTE

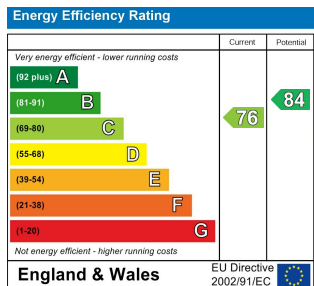
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From our Derby office proceed along St Jame's' Street to the junction of Victoria Street and take a turning left and first right into Green Lane. After approximately 200 yards turn left into Gower Street and the property is situated on the junction of Gower Street and Babington Lane.

#### VIEWING

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Strictly by appointment through Scargill Mann & Co - Derby office (DM/SE).



### ASHBOURNE

8 Market Place  
Ashbourne  
Derbyshire  
DE6 1ES

T: 01335 345460

E: ashbourne@scargillmann.co.uk

### BURTON UPON TRENT

Unit 17 Eastgate Business Centre  
Eastern Avenue  
Burton upon Trent  
DE13 0AT

T: 01283 548194

E: burton@scargillmann.co.uk

### DERBY

4 St James's Street  
Derby  
DE1 1RL

T: 01332 207720

E: enquiries@scargillmann.co.uk

### MATLOCK

3 Parkside  
Olde Englishe Road, Off Dale Road  
Matlock  
DE4 3SX

T: 01629 584591

E: matlock@scargillmann.co.uk

### DERBY LETTINGS

4 St James's Street  
Derby  
DE1 1RL

T: 01332 206620

E: lettings@scargillmann.co.uk

[www.scargillmann.co.uk](http://www.scargillmann.co.uk)