



**Crayford Road
Alvaston
Derby
DE24 0HL**

Offers in Excess of £95,000

bettermove

Crayford Road Derby

Bettermove are pleased to welcome to the market this charming three bedroom split level maisonette in Alvaston, available with no forward chain.

The property is tenanted for immediate investment and will be sold with tenants in situ. Rental yields can be obtained through Bettermove.

The property is leasehold with 105 years remaining on the lease; the ground rent is £10 per year and the service charge is approximately £600 per year. The council tax band is A.

The interior of this well-presented property comprises a spacious lounge and separate fitted kitchen on the ground floor. The first floor consists of three bedrooms and the family bathroom. There is off road parking available in a residents' car park.

Located in the sought after suburb of Alvaston, the property is close to a number of amenities including supermarkets, shops, restaurants and pubs. Excellent transport links can be found from the A6, A5111, A50, M1, Peartree and Spondon rail stations.

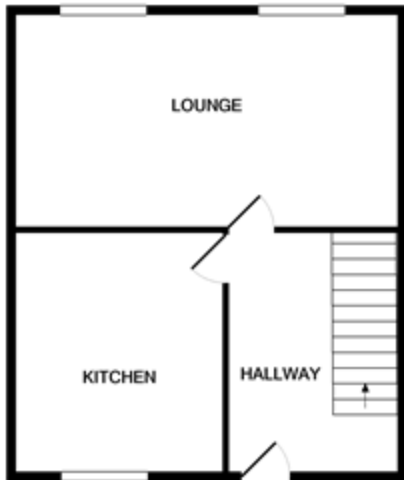
This exciting investment opportunity should not be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

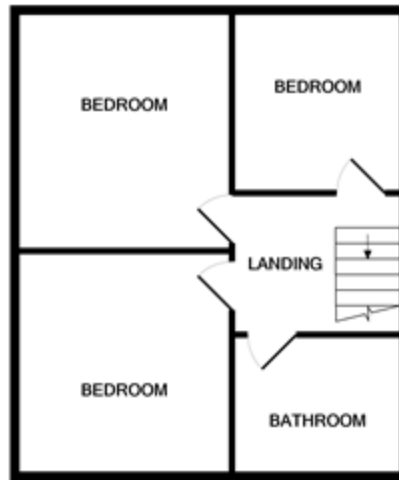
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





GROUND FLOOR
APPROX. FLOOR
AREA 473 SQ.FT.
(43.9 SQ.M.)



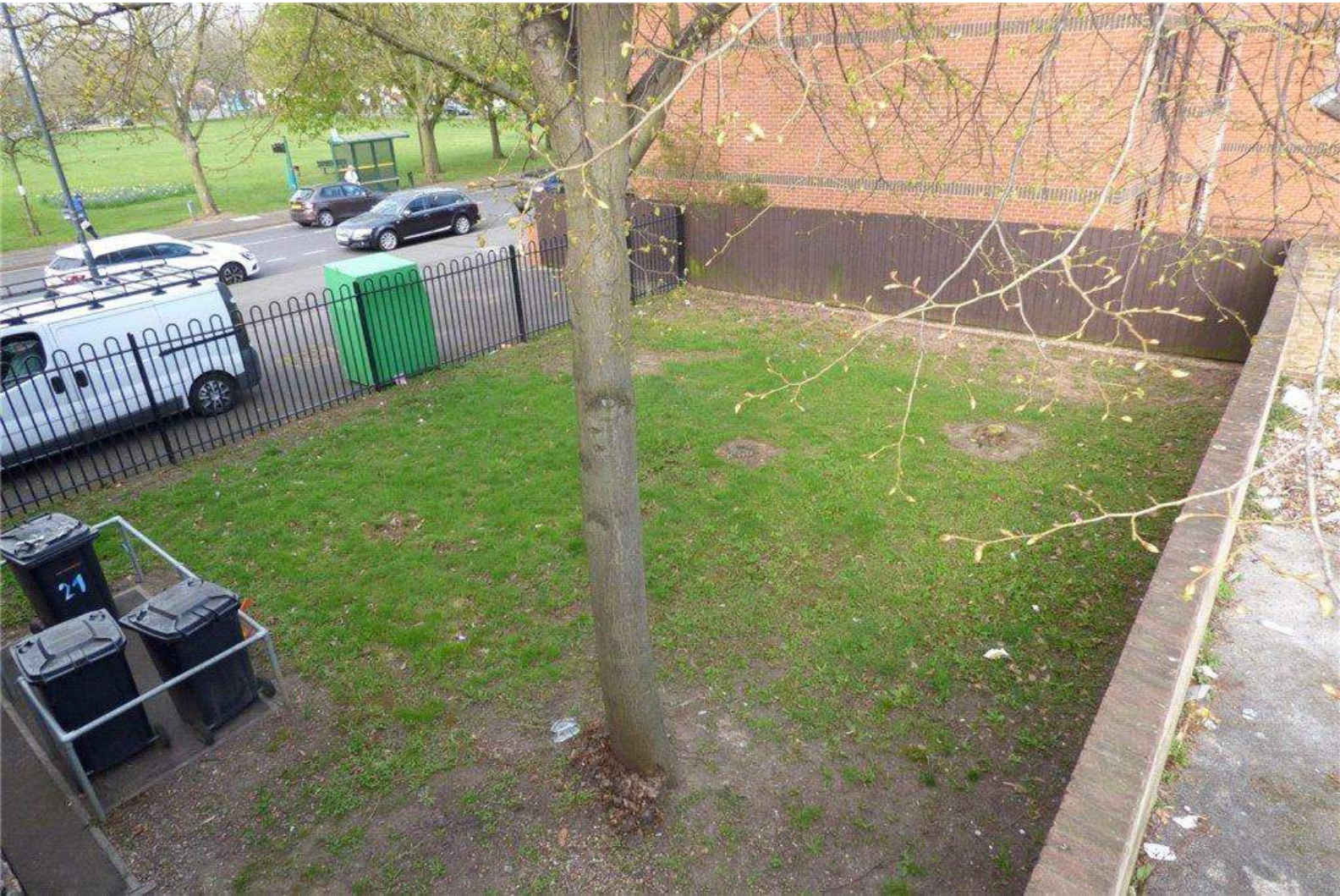
1ST FLOOR
APPROX. FLOOR
AREA 471 SQ.FT.
(43.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 945 SQ.FT. (87.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix 62021

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	67	72
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



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