Over 7% Gross Yield P.A.: Exceptional investment opportunity with a strong return on investment from rental income and potential for future capital growth | **Modern Two-Bedroom Apartment:** Secure and contemporary second-floor living space, ideal for professionals or small families | **Tenant In Situ:** Comes with a reliable tenant already in place, ensuring immediate rental income and reducing initial investment risks | **Prime Location:** Situated on the outskirts of Ilkeston town centre in a quiet cul-de-sac, offering easy access to shops, schools, and commuter routes, including the A610 & M1 | **Recently Updated:** Freshly decorated with new carpets throughout, making it move-in ready for tenants | **Convenient Transport Links:** Just a 22-minute walk to Ilkeston train station, providing excellent connectivity to Derby, Nottingham, and beyond | **Leisure and Amenities:** Located in Derbyshire's third-largest town, close to a variety of shops, bars, and sporting facilities including a bowling alley and an 18-hole golf course | **Cost-Effective Council Tax:** Positioned within Council Tax Band B, ensuring a reasonable annual expense | **Long Lease Term:** Benefiting from a lengthy lease of 133 years remaining, offering peace of mind and stability | **Allocated Parking:** Includes the convenience of allocated off-road parking, a desirable feature for tenants and owners alike

Are YOU looking for a buy to let property? NOW is a great time to secure a property like this with a great ROI from rental income and future capital growth - OVER 7% GROSS Yield, P.A. A FANTASTIC opportunity to acquire a MODERN and secure TWO bedroom second floor apartment in a great location within Ilkeston.

Recently decorated throughout and benefits from new carpets too and if that and the great yield is not enough, you will benefit from a good tenant, already in situ. No need to find the right tenant to fit - having a reliable tenant already in place ensures immediate rental income and reduces initial investment risks.

The property sits just on the outskirts of the town centre in a quiet cul-de-sac offering you easy access to shops, schools and commuter routes such as the A610 & M1 and just a 22 minute walk to Ilkeston train station.

The third largest town in Derbyshire, Ilkeston is situated 9 miles from Derby and only 8 miles from Nottingham and the town offers all the usual shops bars and there is also a great range of sporting facilities in and around the town that includes a 10-pin bowling alley and an 18 hole golf course.

Take a look at this great property and secure it before someone else does!

| ADDITIONAL INFORMATION

Council Tax Band - B - £1,523.35 P.A.

EPC Rating - C

Lease Length - 133 years remaining

Service Charge - £1,067.53 P.A.

Ground Rent - £169.50 Payable every six months

Gas central heating

| SECOND FLOOR

Lounge / Diner: Approx 15' 0" x 11' 2" (4.57m x 3.40m)

Kitchen: Approx 8' 8" x 8' 6" (2.64m x 2.59m)

Bedroom One: Approx 11' 2" x 8' 7" (3.40m x 2.62m)

Bedroom Two: Approx 9' 5" x 7' 6" (2.87m x 2.29m)
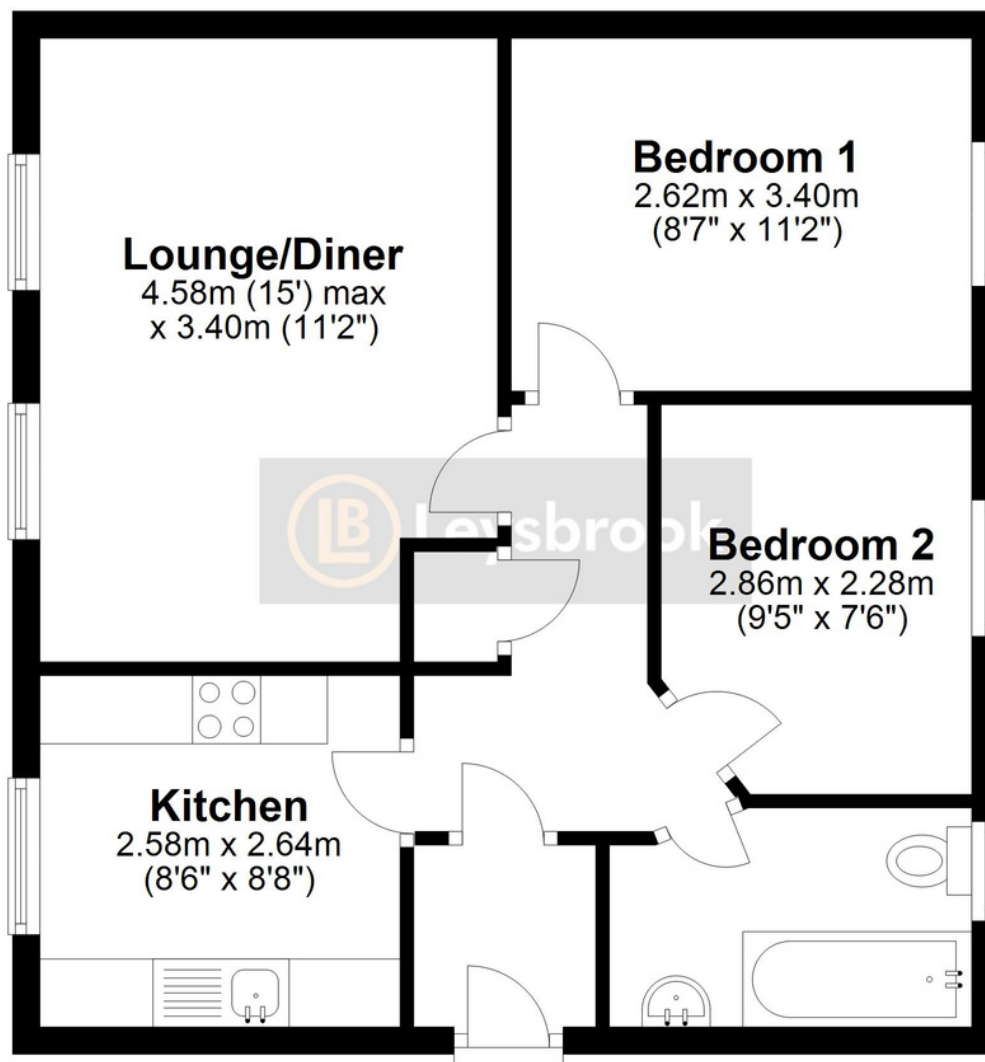
Bathroom: Approx 8' 9" x 5' 2" (2.67m x 1.57m)

| OUTSIDE

Allocated off road parking

Second Floor

Approx. 50.0 sq. metres (538.1 sq. feet)

Lounge/Diner
4.58m (15') max
x 3.40m (11'2")

Bedroom 1
2.62m x 3.40m
(8'7" x 11'2")

Bedroom 2
2.86m x 2.28m
(9'5" x 7'6")

Kitchen
2.58m x 2.64m
(8'6" x 8'8")

LB Leysbrook

Total area: approx. 50.0 sq. metres (538.1 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.
Plan produced using PlanUp.

Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

Leysbrook Team
01462 419329 | info@leysbrook.co.uk

Devonshire Business Centre | Works Road | Letchworth | SG6 1GJ

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) **A**		
(81-91) **B**		
(69-80) **C**	80	80
(55-68) **D**		
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

England, Scotland & Wales | EU Directive 2002/91/EC

ClientMoney Protect

PRS Property Redress Scheme