



Rivermead House Bath Street, Derby DE1 3BT

welcome to

Rivermead House Bath Street, Derby

Offered to the market is this well-maintained one-bedroom apartment situated on the seventh floor of the established Rivermead House development on Bath Street. An excellent opportunity for both investors and owner-occupiers, the property enjoys elevated views, generous living accommodation and a highly convenient location close to the city centre.

Internally, the apartment extends to approximately 530 sq. ft. and briefly comprises an entrance hall, spacious living room measuring over 13ft, separate fitted kitchen, a well-proportioned double bedroom with fitted storage, and a bathroom fitted with a three-piece suite. The standout feature is the private balcony, providing an attractive outdoor space and far-reaching views from its elevated position.

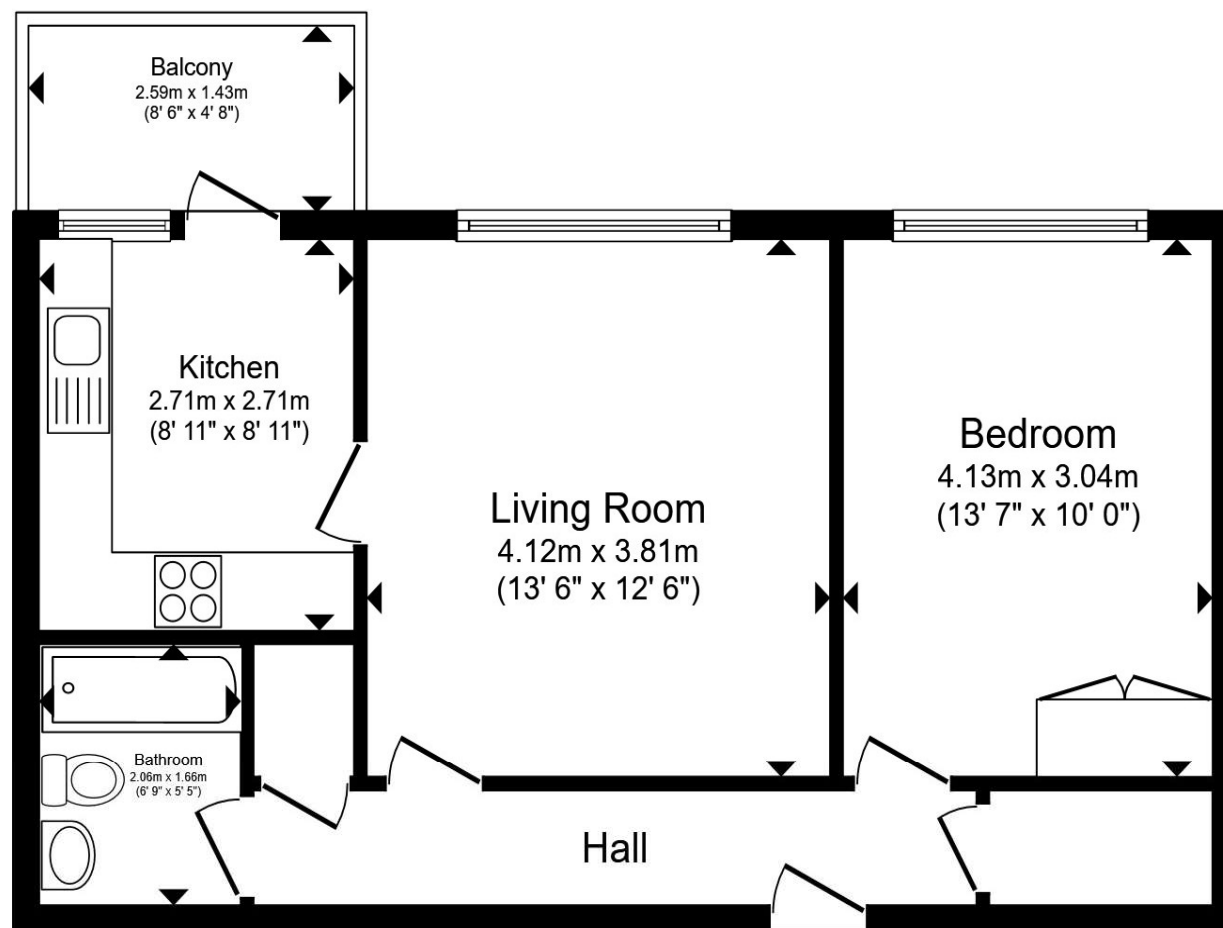
The apartment has been well cared for and offers buyers the opportunity to move straight in while also providing scope for further enhancement if desired. Its practical layout, good room sizes and sought-after location make it an appealing purchase for first-time buyers, professionals and investors alike.

For investors, the property is anticipated to achieve a rental income in the region of £700 to £725 per calendar month, offering an attractive return at the asking price.



About The Area

Agents Note



Total floor area 49.3 m² (530 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Rivermead House Bath Street, Derby

- Seventh-floor apartment with elevated views
- Spacious one-bedroom accommodation extending to approximately 530 sq. ft.
- Private balcony accessed from the kitchen area
- Well-presented and well-maintained throughout
- Estimated rental income of £700-£725 PCM, ideal investment opportunity

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY122275 - 0002

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