

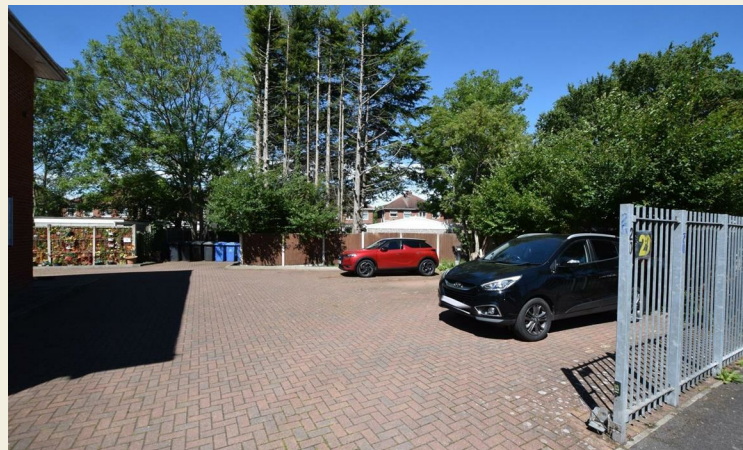
20 Southcroft, Littleover, Derby, DE23 1HZ

Offers Around £500,000

Freehold



- Prime Investment Opportunity
- Five Individual One/Two Bedroom Apartments
- Communal grounds & Allocated Parking
- Built In 2008
- Popular Residential Location
- Current Gross Yield of 7.7%, Set to Increase in March 2027 to 8.3%
- Turn Key Opportunity
- Close to Excellent Amenities
- Easy Access to Transport Links
- Viewing Recommended





Summary

INVESTMENT OPPORTUNITY

A purpose built apartment block comprising five individual apartments set over three floors in a popular convenient location.

Constructed in 2008, Hawthorn Court has been a very successful investment for the current owners who now wish to relinquish and provides a fantastic opportunity for a new owner. The block comprises two one bedroom apartments, two two bedroom apartments and a fabulous two bedroom penthouse.

The one bedroom apartments comprise an entrance hall, open plan lounge/dining room with kitchen off, double bedroom and bathroom. The two bedroom apartments comprise an entrance hall, lounge/dining room, separate kitchen, two bedrooms and a bathroom. The penthouse comprises of an entrance hall, open plan living kitchen with lounge, dining room and kitchen, two bedrooms and a bathroom.

The block features allocated parking for each apartment and communal gardens. There is also a clothes drying area. The properties are accessed via a secure communal entrance hall with staircase to the upper floors.

The current rent per annum amounts to £38,520 which represents a gross yield of 7.7%. The agreed increases for March 2027 will increase the yield to 8.3% gross.

F&C

The Location

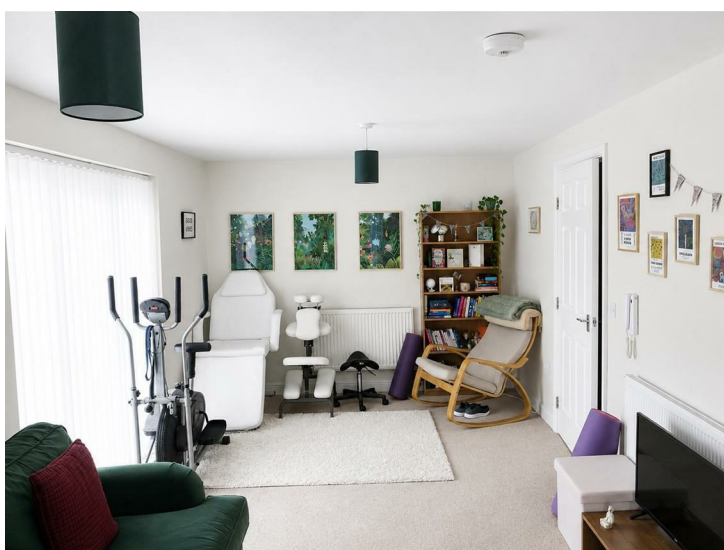
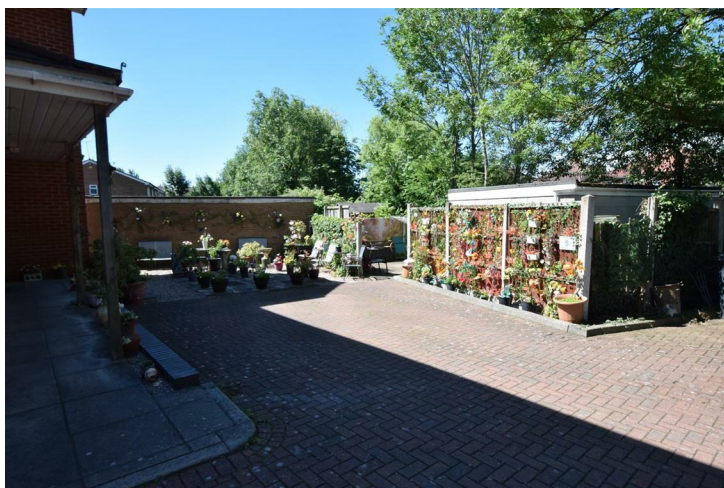
The location is highly sought after, just off Stenson Road, offering easy access to a fabulous range of amenities in Stenson Fields, Sinfen and Littleover. These combine to offer a full range of amenities. There is a bus service that runs into the city centre and easy access towards nearby open countryside with excellent transport links. Good schooling is available within close proximity.

Tenure

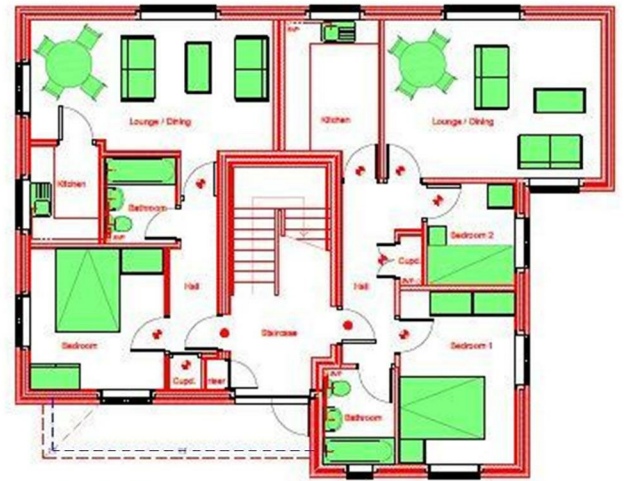
Please note: the block is run by Hawthorn Court Management (Southcroft) LTD and there is a current service charge of £30/month per apartment.



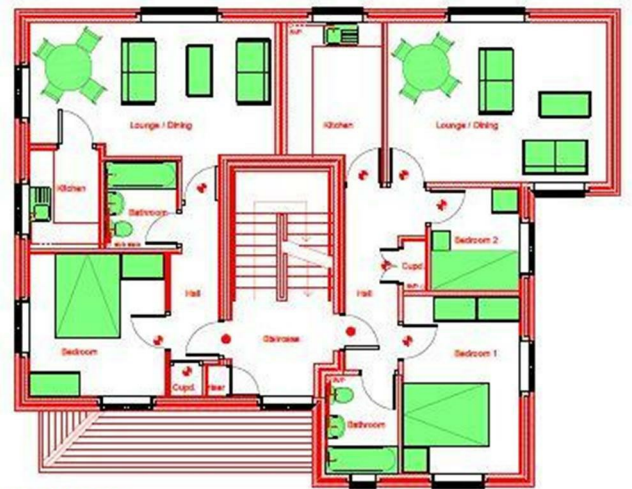
Council Tax Band A & B



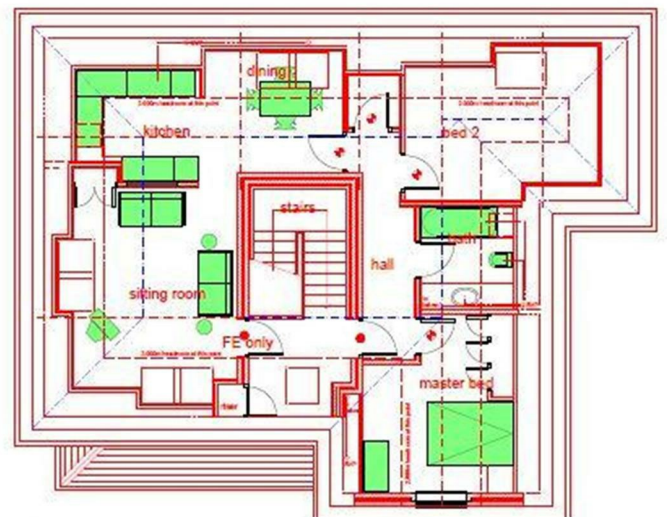




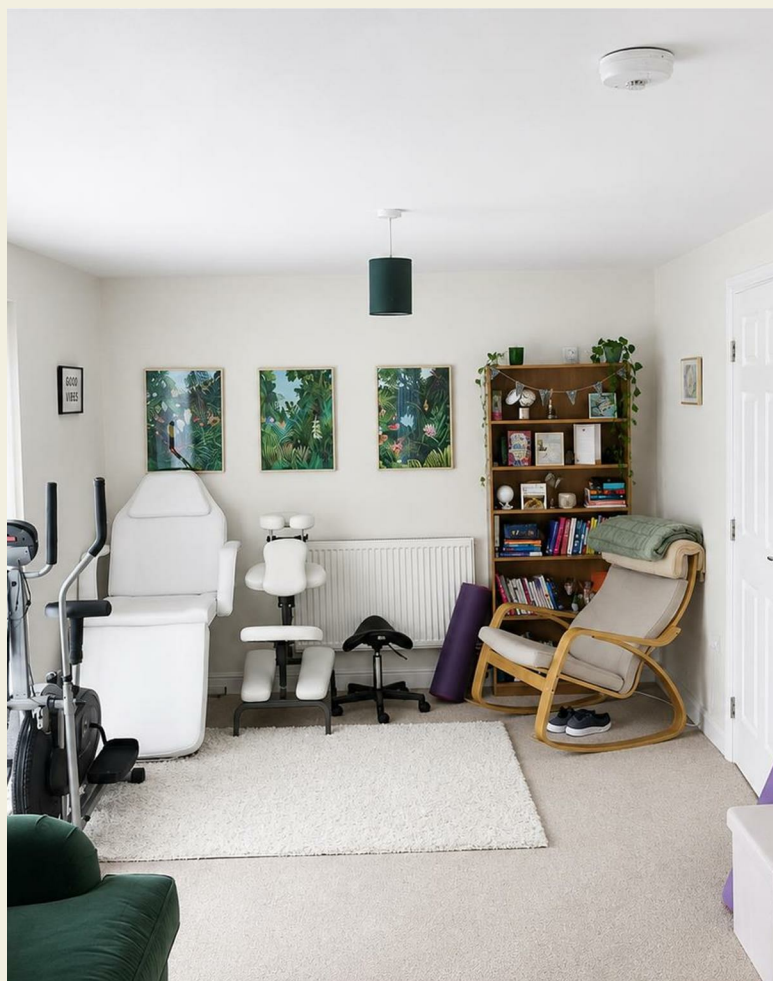
Ground Floor Plan



First Floor Plan



Second Floor Plan



Duffield Office
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20 Southcroft
Littleover
Derby
DE23 1HZ

Council Tax Band: B
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	