



**Brookbridge Court
Derby
DE1**

Offers in Excess of £105,000

bettermove 

Brookbridge Court

Derby

Bettermove are proud to present this 2 bedroom flat in Derby, available with no forward chain.

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

The property benefits from double glazing, and gas central heating throughout, with off street parking available via an allocated parking space, located in a secure underground plot, with electric gate.

The council tax band is B.

This is a leasehold property with 968 years remaining on the lease; the service charge is £212.00 per month.

The interior of this beautifully presented, first floor property comprises a spacious, open-plan living/kitchen area, two generously sized double bedrooms, alongside the family bathroom.

Located in the popular city of Derby, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Derby Train Station, a variety of local bus routes, and quick access to the M1.

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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