

**ON HOLD**



**London Road, Alvaston**  
**Offers In Excess Of £250,000**

  
**MARTIN&CO**



# London Road, Alvaston

Offers In Excess Of £250,000

- Five bedroom HMO
- Four rooms currently tenanted
- Generating approximately £28,500 per annum
- No onward chain
- All rooms with an en-suite facility

**FIVE BEDROOM HMO BEING SOLD WITH TENANTS IN SITU - GENERATING £28,500 PER ANNUM WHEN FULLY TENANTED - EVER POPULAR RENTAL LOCATION. An ideal opportunity to acquire this**

THE PROPERTY 13' 1" x 12' 1" (3.99m x 3.68m) Offered for sale with sitting tenants is this 5 bedroom HMO generating £28,500 per annum when fully occupied. The property is conveniently located on the ever popular London Road and is ideally situated for commuting tenants. The property comprises of 5 rooms, all with ensuite facility, a communal kitchen and laundry area. To the rear are three parking spaces used on a first come first serve basis. Subject to relevant permissions and regulations, there is potential to add a further room in the roof space or potential to convert one of the rooms to an apartment.

Please note - one room is currently vacant but advertised for occupancy.



Rents:

- Room 1: 3.61 x 3.94 - £500.00 pcm
- Room 2: 3.07 x 2.64 - £450.00 pcm
- Room 3: 3.66 x 3.4 - £500.00 pcm
- Room 4: 3.99 x 3.68 - £500.00 pcm
- Room 5: - £425.00 pcm

Operational costs:

- Building insurance - £38.50
- TV Licence - £13.25
- Council tax - £140.00
- Severn Trent - £62.41
- OVO - £310.00
- Virgin - £66.25
- Window clean - £15.00



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		





## Martin & Co Derby

1 Queen Street • Derby • DE1 3DL  
T: 01332 650068 • E: [derby@martinco.com](mailto:derby@martinco.com)

**01332 650068**

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.