INNES ENGLAND
MAKE A GREAT DECISION

FOR SALE

Flats, 19 Church Street, Heanor, Derbyshire DE75 7AH

New Residential Investment

- PRS opportunity
- New block 2 and 3 storey, 8 unit residential block
- Built featuring PV and ground source heat pumps
- Established Residential location

For enquiries and viewings please contact:

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Location
Heanor is a town in the Amber Valley district of Derbyshire located 8 miles north-east of Derby.

The premises is situated on Church Road (the A608), a mixed use main arterial route connecting with Heanor Town Centre just 0.2 miles to the west.

Description
Currently being constructed on site are 8, self-contained 1 bed apartments. The building will be of a traditional steel portal frame construction with cavity brick and block elevations beneath a pitched clay tile roof incorporating Solar Panelling.

Upon completion the accommodation shall comprise;

Flat 1 GF 34.3 sq m (369 sq ft)
Flat 2 GF 35.1 sq m (378 sq ft)
Flat 3 GF 33.3 sq m (358 sq ft)
Flat 4 FF 35.7 sq m (384 sq ft)
Flat 5 FF 35.1 sq m (378 sq ft)
Flat 6 FF 33.3 sq m (358 sq ft)
Flat 7 SF 33.5 sq m (361 sq ft)
Flat 8 SF 29.3 sq m (315 sq ft)

The apartments are being finished to a high standard to include; a three piece bathroom (shower, WC, sink) and fully fitted kitchen with integrated appliances.

The flats will share 6 parking spaces and be situated within a walled and gated site extending 0.11 acres.

Accommodation

	Sq M	Sq Ft
Total	228	2,454

Measurements are quoted on a Gross Internal basis and have been taken from architect drawings.

Services
We understand all mains services including be connected and that each unit will have separate supplies.

Planning
By way of a Planning Permission referenced AVA/2015/1022 the premises benefits conversion and extensions of property into flats.

Tenure
Vacant possession will be provided on Practical Completion.

Business Rates
The property is to be separately assessed for rating purposed.

Price
The premises is available to buy for £600,000

VAT
All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs
Each party is to bear their own legal costs incurred.

EPC
The premises is to be assessed on Practical Completion.

Viewings
Unaccompanied site inspections are possible.

Our Anti-Money Laundering Policy
In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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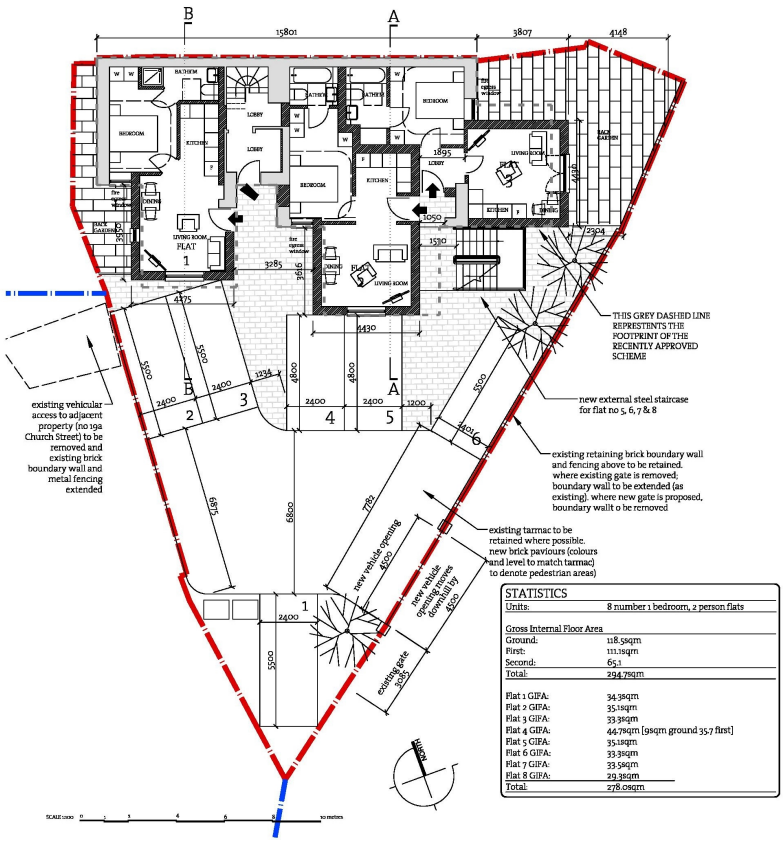

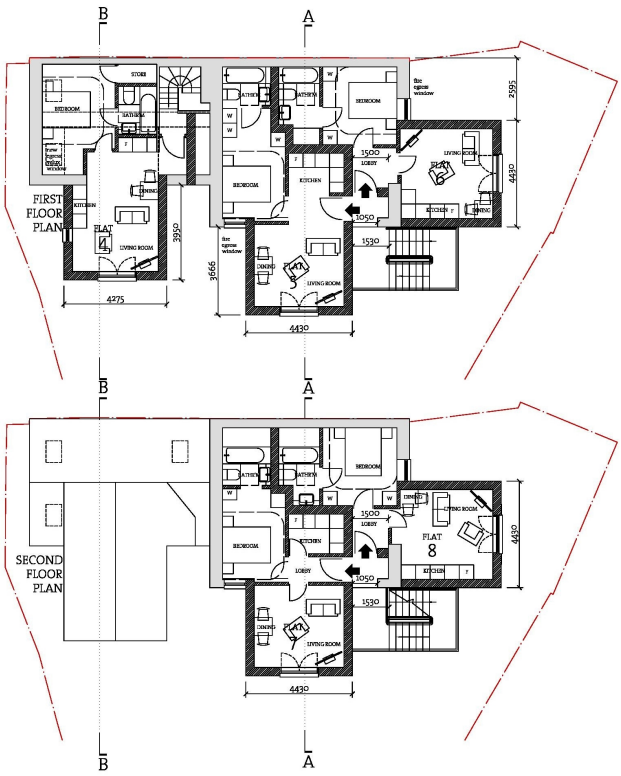

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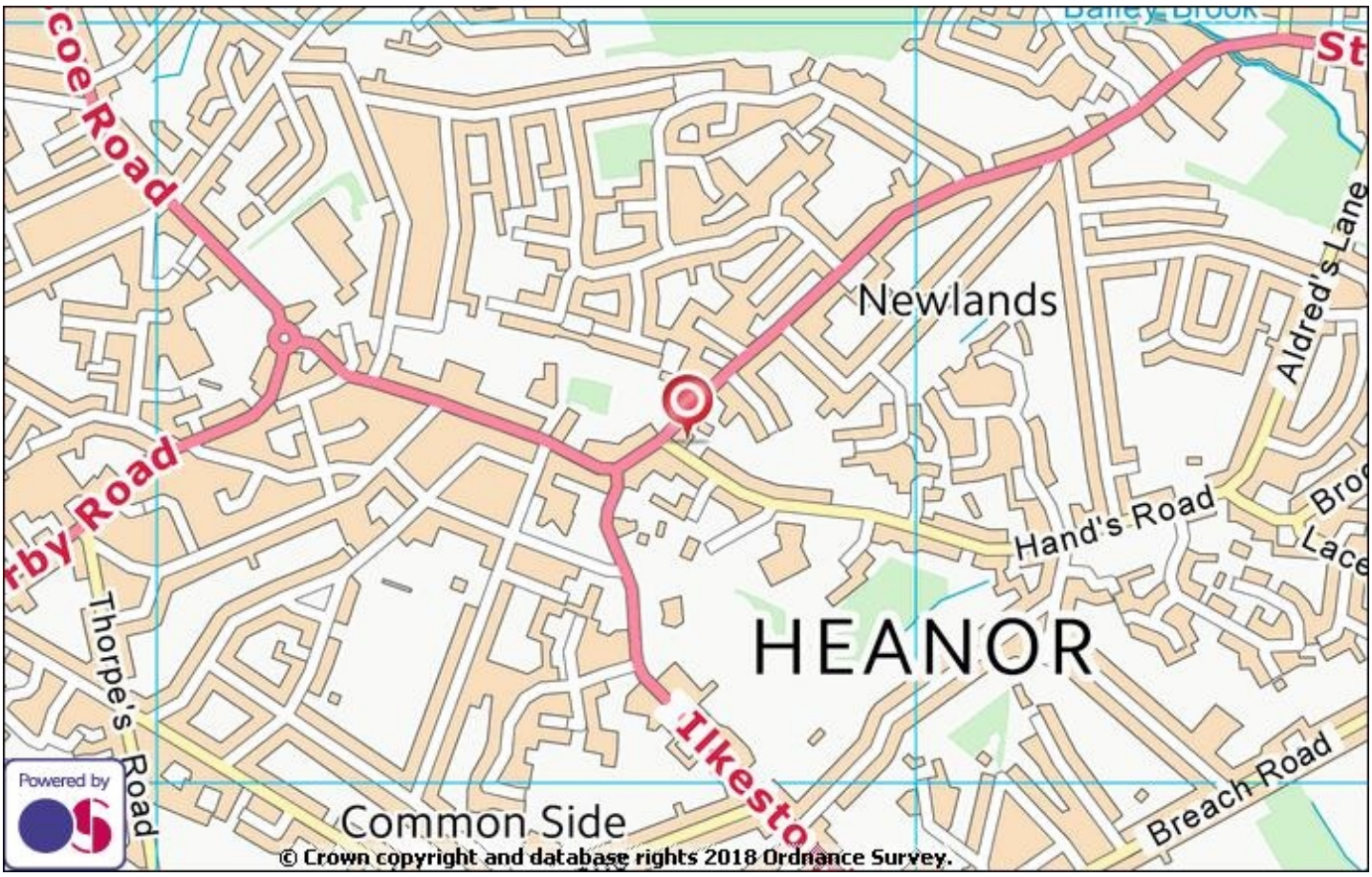

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