



## Stanley Street, Derby, DE22 3GU Asking Price £110,000



An excellent opportunity to acquire a well-maintained two-bedroom top floor apartment in the highly regarded DE22 area of Derby, offered to the market with a long-term professional tenant in situ.

Currently achieving £761.25 per calendar month (£9,135 per annum), this property delivers an attractive gross yield of approximately 8.3%, making it a strong, income-producing addition to any investment portfolio.

Situated just off Ashbourne Road, Stanley Street is ideally positioned within easy reach of Derby City Centre, the University of Derby and Royal Derby Hospital — all key drivers of sustained rental demand in this area.

The property briefly comprises:

Two spacious double bedrooms  
Modern bathroom suite

