



## 77 Pacific Way, City Point, Derby, DE24 1AA

**£850 Per Calendar**



Situated within the heart of "City Point" development, this is a beautifully spacious two double bedroom Coach House which benefits from a spacious lounge diner opening to a fitted kitchen, modern fitted bathroom, double glazing and gas central heating. There is also parking for two cars and ample convenient outdoor stores \*\* NO PETS \*\*



DIRECTIONS

Leave Derby City Centre via London Road and at the Pride Park Way roundabout turn left onto Pride Park Way and right onto Pacific Way. Continue to the first roundabout and continuing into Pacific Way. Following the road round you will find the property situated on the left hand side clearly identified by our "To Let" board.

ACCOMMODATION

This modern two bedroom apartment is neatly decorated to include an entrance lobby with staircase leading to the first floor. The main landing leads of to a large lounge with open plan access to the kitchen with a range of integrated appliances. The apartment has two good sized bedrooms and there is a sizeable bathroom. There is also a parking .for two cars

The City Point development is a very popular housing development within the heart of Derby. The modern accommodation is within easy reach of Pride Park and the vibrant City Centre of Derby, with a wealth of bars, restaurants and Intu Shopping Centre is a short drive / bus journey away.

The self contained apartment is ideal for commuting to both the A50 and A52 which are close by and give ease of access to the M1 corridor.

ENTRANCE HALL

Having a door to the side elevation giving access to a lobby area with radiator, store cupboard housing a wall mounted combination boiler and carpeted stairs to the first floor.

STAIRS AND LANDING

Carpeted stairs rise to an area having a uPVC double glazed window to the front elevation and a door to the living area.

LOUNGE/DINER

16'4 x 11'4 (4.98m x 3.45m)  
Open to the kitchen and having a uPVC double glazed window to the front elevation, radiator, tv media point and laminate flooring

KITCHEN

8'11 x 11'4 (2.72m x 3.45m)  
Having a uPVC double glazed window to the front elevation, a range of matching wall, base and drawer units, laminate worktops, tiled splash backs, stainless steel sink and drainer with mixer tap, integrated electric oven, gas hob and extractor over. Included in the let are the following appliances; washing machine, dryer, dishwasher and fridge freezer.

INNER HALL

Having laminate flooring and access to the part boarded loft space, bathroom and both bedrooms.

BEDROOM ONE

12'1 x 10'10 (3.68m x 3.30m)  
Having a uPVC double glazed window to the rear elevation, radiator and laminate flooring

BEDROOM TWO

10'10 x 8'9 (3.30m x 2.67m)  
Having a uPVC double glazed window to the rear elevation, radiator, storage closet and laminate flooring

BATHROOM

Having a uPVC double glazed and obscured window to the rear elevation, pedestal wash hand basin, low level WC, panel sided bath with mixer tap and direct shower over, chrome heated towel rail and tiled splash backs

OUTSIDE

The property comes with two parking spaces along with three good sized storage rooms

PLEASE NOTE

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

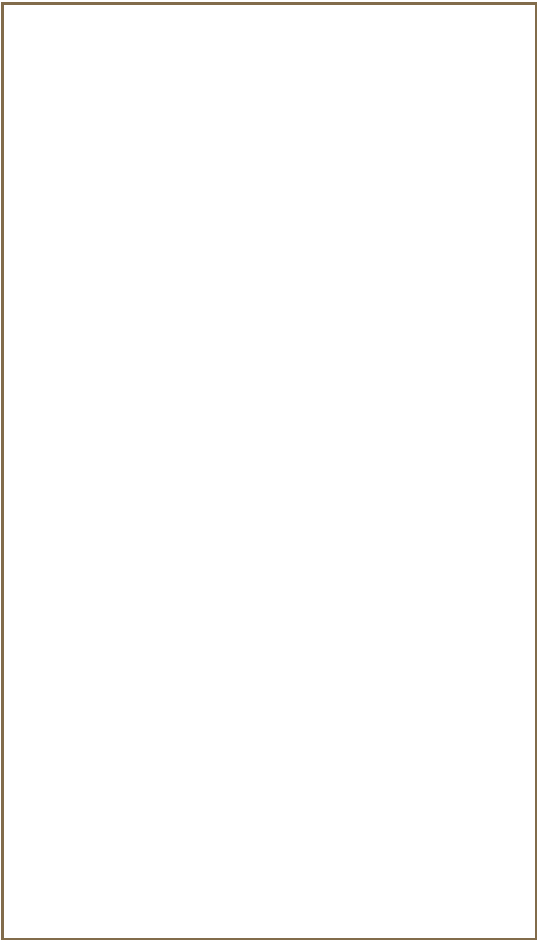
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
- (5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
- (6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

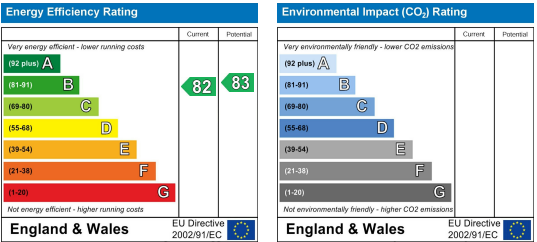
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)