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Panama Circle, Derby
£120,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



A well-presented two-bedroom ground floor apartment set within a modern development, offering a low-maintenance home in a convenient Derby location. Positioned to the rear of the building, the property provides a calm, private outlook and a practical layout suited to both owner-occupiers and investors. The accommodation includes a spacious lounge/dining area, a fitted kitchen and two double bedrooms, with the added benefit of an en-suite to the primary bedroom. With secure intercom entry and allocated parking, this home offers an appealing blend of comfort and everyday convenience, all within easy reach of local shops, amenities and key transport links.





The Detail

The apartment is accessed via a secure communal entrance with intercom system, leading into a well-maintained hallway. Positioned on the ground floor, the property opens into a central hallway offering two useful storage cupboards, including one housing the hot water cylinder. The lounge/dining area provides a bright and comfortable space, finished with laminate flooring and a rear-facing window that offers a pleasant, private aspect.

The kitchen is arranged with matching wall and base units, generous worktop space, an integrated wine rack, electric oven and hob with stainless steel cooker hood, along with plumbing for both a washing machine and space for a tumble dryer. The immersion heater was replaced around 18 months ago.

The primary bedroom is a well-sized double and benefits from an en-suite shower room featuring a walk-in cubicle, heated towel rail and contemporary fittings. The second double bedroom is equally versatile and is served by a modern bathroom with a panel bath, wash basin and WC. Electric heating runs throughout, and the apartment is neatly presented and ready for personalisation.







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The Location

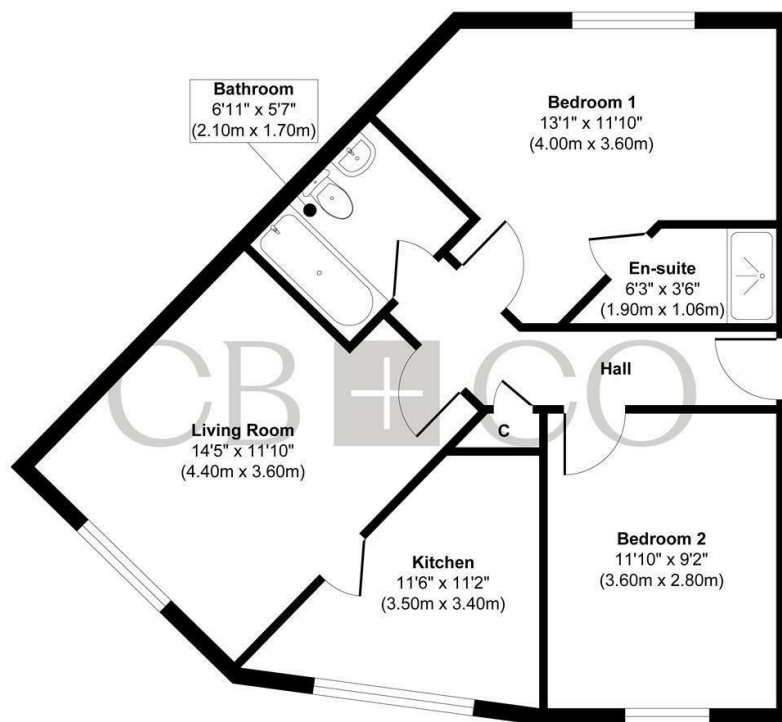
Panama Circle sits in a well-connected part of Derby, placing a wide range of everyday amenities and transport links within easy reach. Nearby shopping options provide convenient access to essentials, while Pride Park and the Wyvern Retail Park offer an excellent choice of restaurants, cafés, gyms and leisure facilities. Well-used local spots such as Derby Arena, David Lloyd and nearby coffee shops create a balanced setting for both active living and day-to-day convenience.







65 Panama Circle



Floor Plan

Approx. Gross Internal Floor Area 604 sq. ft / 56.15 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Ground Floor Apartment With Secure Communal Entrance
- Spacious Lounge/Dining Area With Rear Outlook
- Fitted Kitchen With Generous Worktop Space
- Two Double Bedrooms Offering Versatile Use
- Primary Bedroom Featuring A Private En-Suite
- Modern Bathroom With Panel Bath And White Suite
- Useful Hallway Storage Including Airing Cupboard
- Electric Heating Installed Throughout
- Allocated Parking Within The Development
- Convenient Location Close To Amenities And Transport Links

Size

Approx 604.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

B

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Let's *Talk*

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