



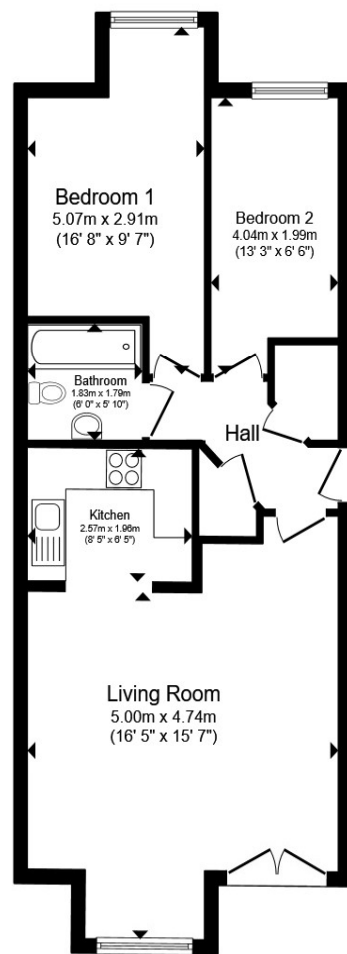
Magellan Way, Derby, DE24 1AD

welcome to

Magellan Way, Derby, DE24 1AD.

Modern 2-bedroom ground floor apartment in Derby City, offering spacious living, fitted kitchen, and excellent access to shops, schools, and major road links. Ready to move into.





Living Room

16' 4" APPROX x 15' 5" APPROX (4.98m
APPROX x 4.70m APPROX)

Kitchen

6' 4" APPROX x 8' 4" APPROX (1.93m
APPROX x 2.54m APPROX)

Bedroom 1

16' 6" APPROX x 9' 5" APPROX (5.03m
APPROX x 2.87m APPROX)

Bedroom 2

13' 2" APPROX x 6' 5" APPROX (4.01m
APPROX x 1.96m APPROX)

Bathroom

6' APPROX x 5' 8" APPROX (1.83m
APPROX x 1.73m APPROX)

Total floor area 58.1 m² (625 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Magellan Way, Derby

- 2 good-sized bedrooms
- Spacious open-plan living/dining room with patio doors
- Separate fully fitted kitchen with built-in appliances
- Modern family bathroom
- Ground floor position in a contemporary complex

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 159.00

Ground Rent: 165.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£110,000



Step into this contemporary 2-bedroom ground floor apartment, perfectly positioned in a modern complex at the heart of Derby City. From the welcoming hallway, you'll find a spacious open-plan living and dining area, complete with patio doors that flood the space with natural light and create a seamless indoor-outdoor feel. A separate, fully fitted kitchen with integrated appliances offers both practicality and style, while two generously sized bedrooms and a modern family bathroom complete the layout.

This home is ready to move into. Whether you're a first-time buyer, downsizer, or investor, the property offers a fantastic opportunity to secure a stylish and well-located apartment.

The location is a real highlight — nestled in a sought-after residential area, you'll enjoy easy access to Derby's bustling city centre with its shops, restaurants, and leisure facilities. Excellent transport connections, including the A50, M1, and A38, make commuting simple, while nearby schools and local amenities add everyday convenience. Combining modern living with unbeatable accessibility, this apartment is a smart choice for anyone looking to enjoy city life with comfort and ease.



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY119699



Property Ref:
DBY119699 - 0004

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