



Atlantic Way
DERBY



Atlantic Way DERBY DE24 1AB

for sale offers over
£120,000



Property Description

Located in the sought-after City Point Development is this well-presented and spacious two-bedroom ground-floor apartment. This property offers a light-filled living space, modern bathroom, allocated parking, and two generously sized bedrooms.

Entrance Hallway

The property is accessed via entrance door to the side. A radiator, two storage cupboards, one of which houses the boiler.

Kitchen

8' 3" x 6' 1" (2.51m x 1.85m)

The kitchen is equipped with a range of wall units and kitchen units, complemented by a matching worktop and an inset stainless steel sink. It features a single integrated oven, an induction hob and a free standing washing machine. Additionally, there is space and plumbing available for a dishwasher.

Lounge

Irregular Shaped Room 16' 4" x 10' 8" (4.98m x 3.25m)

The lounge features two UPVC double-glazed windows on the front elevation, allowing plenty of natural light. It includes a storage heater for added comfort and has open access to the kitchen.

Bedroom One

16' 6" x 9' 4" (5.03m x 2.84m)

This room features a UPVC double-glazed window to the rear elevation, providing natural light. It is finished with carpeted flooring and a radiator for added warmth.

Bedroom Two

13' 3" x 6' 8" (4.04m x 2.03m)

This room also features a UPVC double-glazed window to the rear elevation, providing

natural light. It is finished with carpeted flooring and a radiator for added warmth.

Bathroom

The bathroom is fitted with a low-level W.C, a vanity wash hand basin and a shower cubicle. You'll find added features such as a heated towel rail and underfloor heating. With fully tiled walls and flooring, providing a sleek, modern finish.









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.focalagent.com

To view this property please contact Hall & Benson on

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Pinxton House 75 Sitwell Street Spondon
 DERBY DE21 7FH

EPC Rating: C

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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Property Ref: SPD102061 - 0006