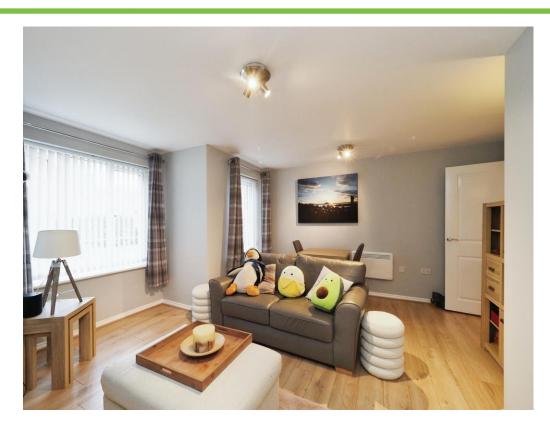


Atlantic Way DERBY









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 inducion hob and a free standing washing machine. Additionally, there is space and plumbing avaibale for a dishwasher

Lounge

Irregular Shaped Room 16' 4" \times 10' 8" (4.98m \times 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 acces 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 doubleglazed 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.

















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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

T 01332 607000 E spondon@hallandbenson.co.uk

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

view this property online hallandbenson.co.uk/Property/SPD102061

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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