

# 2 Bed Apartment

£800 PCM

📍 Magellan Way, Derby, DE24 1AD



AVAILABLE IMMEDIATELY - UNFURNISHED - NO SMOKERS / PETS (the lease does not allow) - £184.61 HOLDING DEPOSIT SECURES. FULL DEPOSIT £923.07 - COUNCIL TAX BAND B - ENERGY RATING B - STYLISH FIRST FLOOR APARTMENT - TWO BEDROOMS - HIGH SPECIFICATION - CLOSE PRIDE PARK - WELL EQUIPPED KITCHEN - ALLOCATED CAR PARKING SPACE.




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## Reception Hall

With staircase to all floors.

## Entrance Hall

Having timber entrance door, electric radiator and airing cupboard.

## Living Room 17'0" x 11'11" (5.19 x 3.64)

Having television and media connection points, radiator and UPVC double glazed windows.

## Kitchen 14'1" x 8'3" maximum (4.31 x 2.53 maximum)

Having a range of wall and base cupboards, inset electric four ring hob with electric oven and grill, integrated washing machine, free standing fridge freezer and UPVC double glazed window.

## Bedroom One 13'2" x 10'2" maximum (4.03 x 3.11 maximum)

Having a free standing wardrobe, chest of drawers, radiator and UPVC double glazed window.

## En Suite

Having white three piece suite with walk in shower.

## Bedroom Two 11'8" x 9'2" (3.58 x 2.81)

With radiator, double bed, wardrobes, chest of drawers and UPVC double glazed window.

## Bathroom

Having white three piece suite.

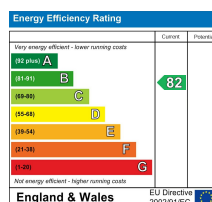
## Outside

Allocated car parking space to rear.



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