



## 16 Magellan Way, Derby, DE24 1AD

**£850 Per Calendar**



A modern two bedroom semi detached home WITH GARAGE located on the City Point development neighbouring Pride Park providing ease of access to industries on Ascot Drive and all facilities within the City centre. The property provides parking for two vehicles plus a garage.



## DIRECTIONS

From Derby City centre, head out into Pride Park and keep going straight on at each roundabout until you come to the Audi garage. Turn right off roundabout towards Wilmorton going over the train bridge and then left at the next set of traffic lights into the City Point development. Turn right onto Atlantic Way and then first right. Magellan Way is the next turning and the property is on the corner.

## EXTERNALLY TO THE FRONT

Small garden, storage cupboard with washing machine point. Meters

## ENTRANCE HALL

Front door, radiator, inner door to Lounge, Kitchen and cloakroom.

## CLOAKROOM/WC

White two piece suite comprising a low level WC and wash hand basin, radiator and vinyl flooring.

## KITCHEN

8'0" x 6'6" (2.44m x 1.98m)

Fitted with a good range of wall and base units with matching cupboard and drawer fronts, laminate worktop and splash back, integrated electric oven and gas hob with extractor fan over, space for a fridge and dishwasher, radiator

## LIVING ROOM

16'3" x 13'0" (4.95m x 3.96m)

Upvc double glazed window, radiator, french doors to rear garden, various TV, SKY & Telephone connections, stairs to the first floor.

## FIRST FLOOR

### LANDING

Providing independent access to all first floor rooms.

### BEDROOM ONE

13'0" x 8'3" (3.96m x 2.51m)

Upvc double glazed windows, radiator, airing cupboard, tv point

### BEDROOM TWO

12'0" x 8'3" (3.66m x 2.51m)

Upvc double glazed window, radiator.

### BATHROOM

7'4" x 5'7" (2.24m x 1.70m)

White three piece suite comprising panelled bath with mains shower over and screen with tiled surround, low level w.c. Wash hand basin with storage unit beneath, vinyl flooring, upvc double glazed window, extarctor fan and radiator.

## OUTSIDE

To the rear of the property is a predominantly lawned garden surrounded by timber fencing and there is also a decked patio area.

To the side of the property there is a garage with a parking space in front plus an additional off street parking space to the left hand side.

## PLEASE NOTE:

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

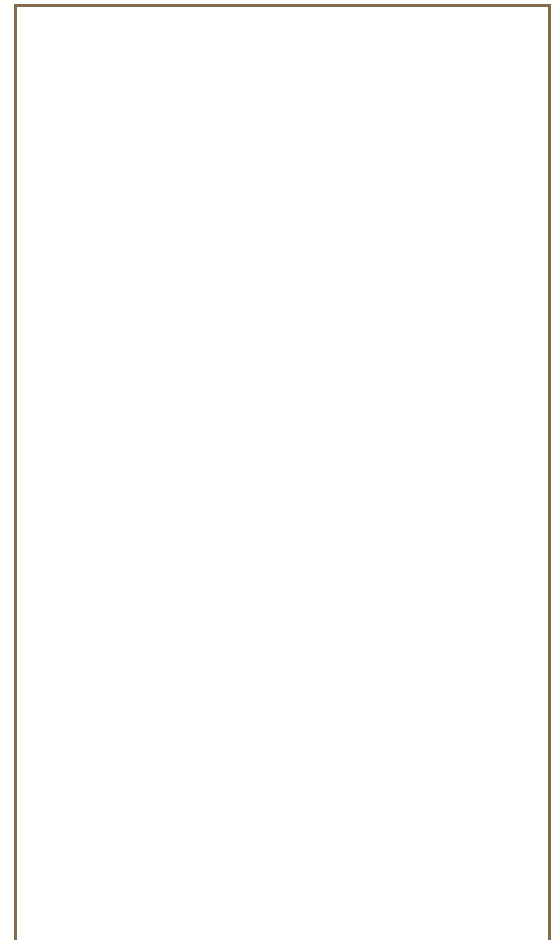
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

