



Panama Circle

WILMORTON, DERBY, DE24 1AE

- Modern two bedroom coach house apartment
- A-rated on EPC
- Self contained
- Unfurnished

£900 PCM

EPC Rating **95**





Property Description

Modern two bedroom coach house apartment on the City Point development, situated on the outskirts of Derby city centre. Excellent access to the A52/A50/A38/M1 and Derby Train/Bus Stations.

The area benefits from a whole host of amenities including Wyvern Retail Park, Pride Park Stadium, Derby Arena and Intu Centre which has many shops, cafes, restaurants and leisure facilities.

All major employers in Derby are located close by, making this an ideal location for professionals.

The property comprises entrance hall with integral access into the garage, stairs leading to the first floor landing with two fitted storage cupboards, a spacious living room opening through into a modern fitted kitchen.

The kitchen features a built-in electric oven, gas hob, extractor hood, washing machine and fridge/freezer.



There are two double bedrooms along with a family bathroom with shower over bath.

The garage to the left of the front door belongs to this property and has front, integral and rear access out to the garden. There is also an additional storage cupboard under the stairs accessed through the garage.

Enclosed rear garden with a decked seating area and lawn.

Driveway to the front with parking for one car.

Solar panels, UPVC double glazing throughout and gas central heating (A-rated property on EPC so energy efficient home).

Offered on an unfurnished basis.

Council tax band: B (Derby City Council)

Deposit: £1038

To see details of our Permitted Payments for tenants, please visit the Permitted Payments page on our website: www.assured-lettings.co.uk. These can also be viewed on the 'Tenancy Info' link on the Rightmove property listing.



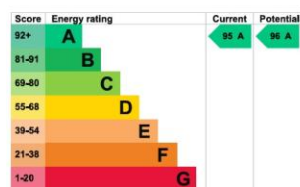
Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of great importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not form a contract or part of a contract.



Energy rating and score

This property's energy rating is A. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

01332 729584

2 Chartley Road, Stenson
Fields, Derby, DE24 3BT

www.assured-lettings.co.uk
office@assured-lettings.co.uk

