

# 1 Bed Not specified

£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.



[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

**Phillips  
& Co**  
EST. 2012  
MY PAD GROUP

# 1 Bed Not specified

# £800 PCM

 Magellan Way, Derby, DE24 1AD

## 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.



Energy Efficiency Rating	
Current	Potential
EU energy efficient - lower running costs	
A (92-100)	82
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
EU energy inefficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent.

The website owner's copyright must remain on all reproductions of material taken from this website.

[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

**Phillips  
& Co**  
EST. 2012  
MY PAD GROUP