



Pacific Way, Derby DE24 1AA



welcome to
Pacific Way, Derby

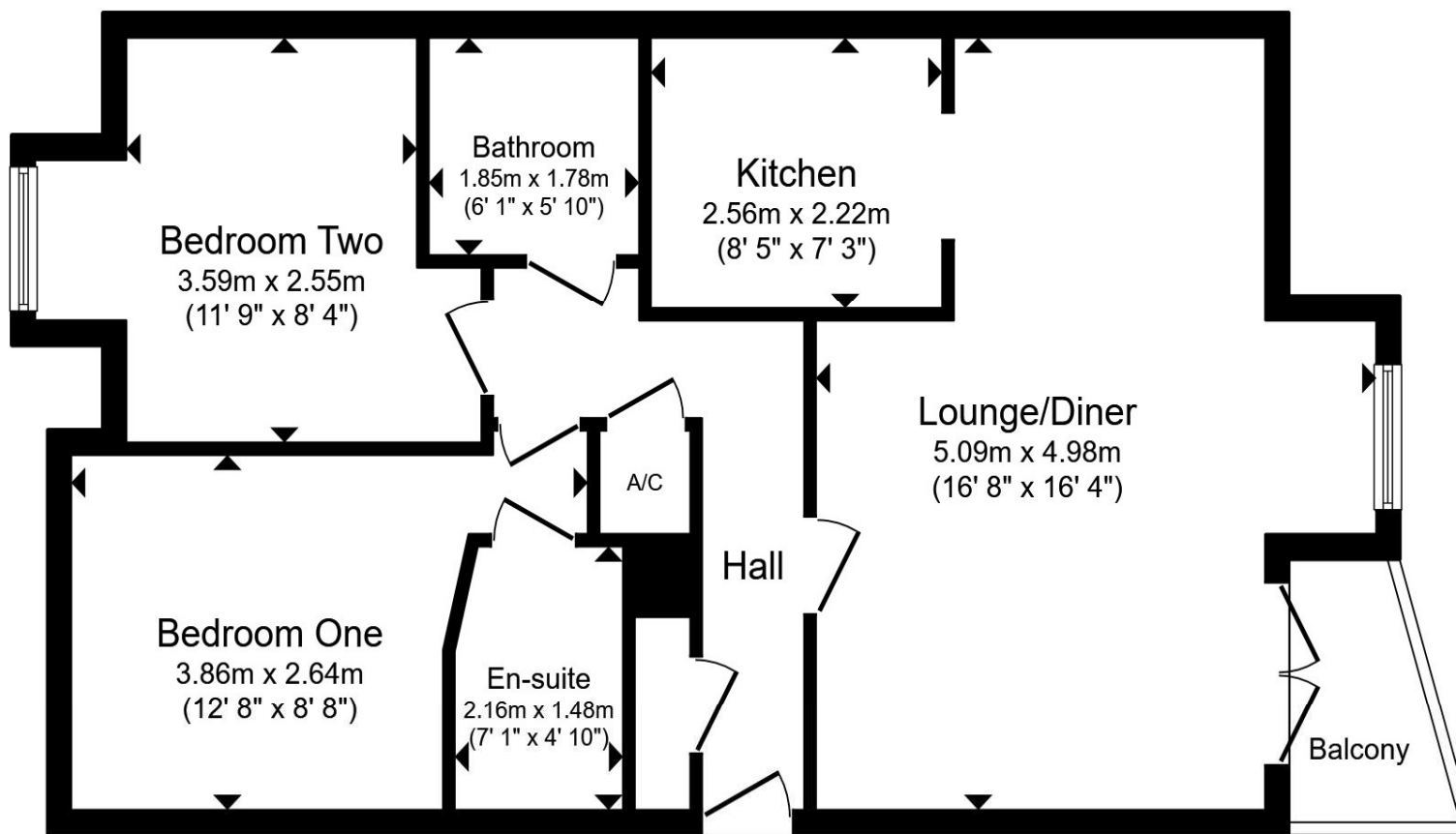
Located on the second floor of a modern development on Pacific Way, Derby, this well-presented two-bedroom flat offers comfortable, ready-to-move-into accommodation ideal for first-time buyers, professionals or investors.

The property is accessed via a welcoming entrance hallway which provides access to all rooms. The spacious lounge/diner benefits from an abundance of natural light and features double doors opening onto a private balcony, creating an ideal space for relaxing or entertaining. Positioned off the corner of the lounge/diner is a fitted kitchen, offering ample wall and base units along with generous worktop space, providing both practicality and storage.

To the left of the hallway is the main double bedroom, which is well-proportioned and benefits from its own en suite shower room. There is a further double bedroom accessible from the hallway, finally completing the internal accommodation is a modern three-piece bathroom suite.

The property is presented in good decorative order throughout and is ready for immediate occupation. Externally, it further benefits from allocated parking, adding to the overall convenience of this attractive apartment.





The Area

Lounge / Diner

16' 8" MAX x 16' 4" INTO RECESS (5.08m
MAX x 4.98m INTO RECESS)

Kitchen

8' 5" x 7' 3" (2.57m x 2.21m)

Bedroom One

12' 8" x 8' 8" INTO RECESS (3.86m x 2.64m
INTO RECESS)

Bedroom Two

11' 9" x 8' 4" + RECESS (3.58m x 2.54m +
RECESS)

Bathroom

6' 1" x 5' 1" (1.85m x 1.55m)

Total floor area 67.4 m² (726 sq.ft.) approx

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.propertybox.io

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- Second-floor two-bedroom apartment
- Lounge/diner with double doors to balcony
- Main bedroom with en suite
- Well-presented and ready to move into
- Allocated parking space

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1962.36

Ground Rent: 165.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£130,000



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Property Ref:
DBY121945 - 0005

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Please note the marker reflects the postcode not the actual property



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