



Atlantic Way, Derby DE24 1AB

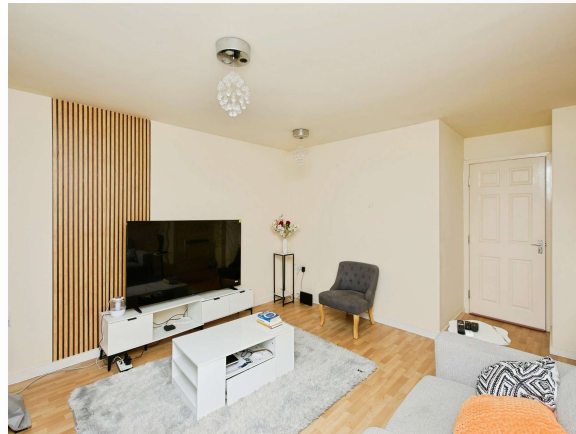
welcome to **Atlantic Way, Derby**

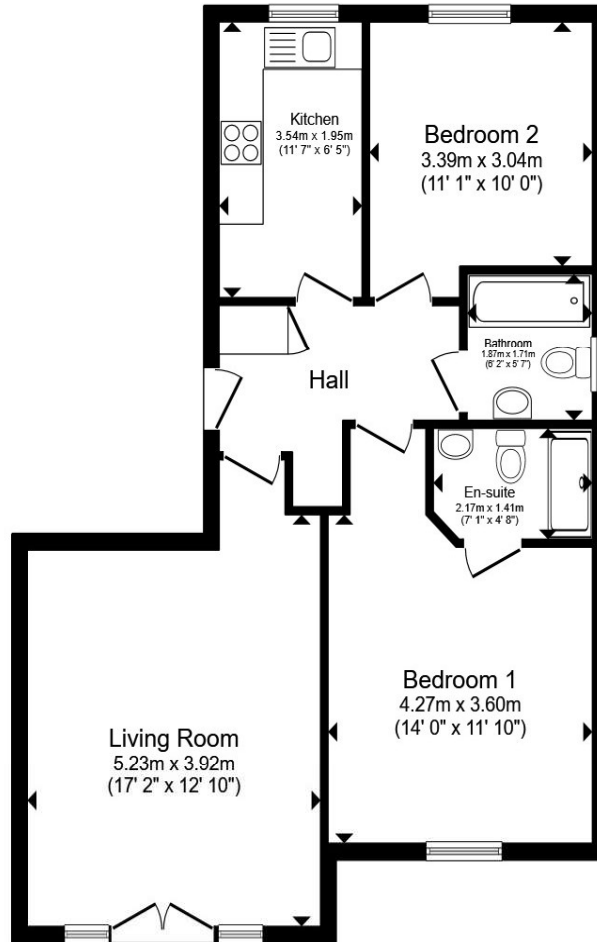
No Upward Chain. This modern two-bedroom first floor flat offers stylish, low-maintenance living in a peaceful part of Derby. The property boasts a bright and spacious open plan living and dining area, perfect for relaxing or entertaining, complemented by a well-equipped fitted kitchen with modern appliances and plenty of storage.

Both bedrooms are generously sized, with the main bedroom benefiting from an ensuite shower room, while the family bathroom is finished to a high standard. The décor throughout is clean and contemporary, creating a warm and welcoming atmosphere ready to move straight into.

Situated in a quiet, modern development, this home enjoys an excellent location close to Derby city centre, offering easy access to local shops, restaurants, and amenities. The area is well connected with good bus routes and convenient access to major road networks including the M1, A50, A52 and A38, making it ideal for commuters. Excellent local schools and green spaces, walking distance from Alvaston park, making this property a great choice for small families and professionals alike.

With its modern finish, fantastic location, and versatile layout, this flat would make a superb investment opportunity or first home in a sought-after part of Derby.





Living Room
17' 2" x 12' 10" (5.23m x 3.91m)

Kitchen
11' 7" x 6' 5" (3.53m x 1.96m)

Bedroom 1
14' x 11' 10" (4.27m x 3.61m)

En Suite
7' 1" x 4' 8" (2.16m x 1.42m)

Bedroom 2
11' 1" x 10' (3.38m x 3.05m)

Bathroom
6' 2" x 5' 7" (1.88m x 1.70m)

Total floor area 67.1 m² (723 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



welcome to

Atlantic Way, Derby

- Modern two-bedroom first-floor flat in a quiet Derby location
- Spacious open-plan living and dining area
- Contemporary kitchen with quality appliances
- Master bedroom with ensuite plus a stylish family bathroom
- Excellent transport links and close to city centre amenities and walking distance from Alvaston park

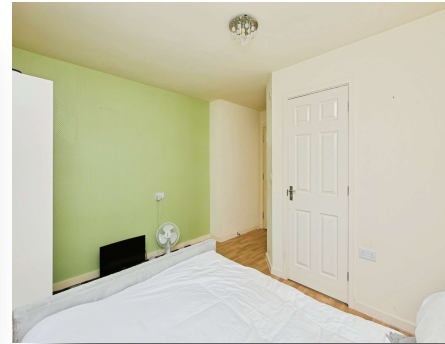
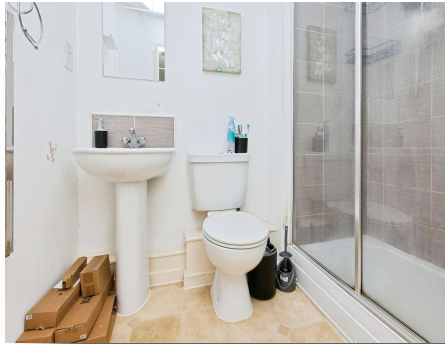
Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY122041](https://www.bagshawsresidential.co.uk/Property/DBY122041)



Property Ref:
DBY122041 - 0003

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