



Atlantic Way, Derby, DE24 1AB

welcome to

Atlantic Way, Derby

****No Upward Chain.****

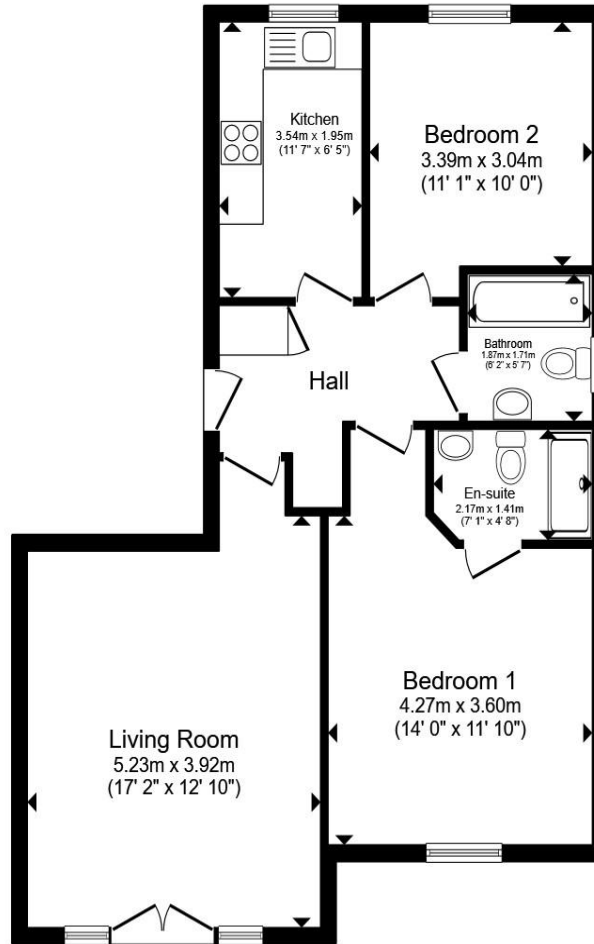
This modern two-bedroom first floor flat offers stylish, low-maintenance living in a peaceful part of Derby. The property boasts a bright and spacious open plan living and dining area, perfect for relaxing or entertaining, complemented by a well-equipped fitted kitchen with modern appliances and plenty 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 **£110,000**



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Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY122041



Property Ref:
DBY122041 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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