



## 17 Atlantic Way, Derby, DE24 1AB

**£775 Per Calendar**



**\*\* LET AGREED \*\*** An excellent two double bedroom, two bathroom first floor apartment on the City Point development neighbouring Pride Park and Ascot Drive.



DIRECTIONS

Head through Pride Park heading towards Ascot Drive but taking the final left turning into the City Point development, the apartment block will be facing you, turn right at the island onto Atlantic Way and first left entering the communal car park.

Internally the first floor private accommodation incorporates electric heating and upvc double glazed windows and French doors and in brief comprises, entrance hallway with useful built in cupboard and airing cupboard, spacious lounge with Juliet balcony, fitted kitchen with integrated cooking appliances, spacious master bedroom with private en suite, second double bedroom and finally the main bathroom.

Externally there is a residents only car park with an allocated car parking space.

This stylish apartment is located on the City Point development adjoining the many professional, industrial and leisure businesses found in the Pride Park and Ascot Drive area of Derby. Ease of access can be sought into the city centre and Alvaston. The development neighbours the beautiful Alvaston Park with leisure facilities and cafe along with Derby's second Parkrun event. There is an excellent cycle network from the city centre out to Elvaston Castle passing the Raynesway site of Rolls Royce And also out to South Derbyshire.

ACCOMMODATION

Entering the property into the secure communal hallway with stairs to the first floor where the private apartment front door leads into:

ENTRANCE HALLWAY

A pleasant entry with an electric heater, one useful built in store cupboard and a second cupboard housing the hot water cylinder.

LOUNGE

14'4" x 11'11" (4.37m x 3.63m)  
A spacious reception room providing ample space for lounge and dining furniture having a front facing Juliet style balcony with upvc double glazed French doors and windows with secure metal railings, perfect for warm weather conditions, media connections, electric heater and access into:

KITCHEN

11'4" x 11'1" (3.45m x 3.38m)  
(Maximum measurements)

A triangular shaped room and nearly appointed with a range of wall and base kitchen units with matching Beech cupboard and drawer fronts, laminate work surfaces and matching up-stands, integrated electric oven and hob with extractor fan over, fridge freezer and washing/drying combo machine both to be included, stainless steel sink and drainer, upvc double glazed window and an electric heater.

BEDROOM ONE

15'4" x 8'9" (4.67m x 2.67m)  
A spacious double bedroom with ample space for all necessary furniture, a upvc double glazed window overlooks the communal car park with direct sight of the allocated parking space, electric heater and private access into:

EN SUITE

6'11" x 5'6" (2.11m x 1.68m)  
A generous en suite fitted with a double width shower enclosure with mains overhead shower and additional shower head with sliding screen and tiled surround, wash basin and low level WC, tile effect vinyl floor covering, extractor fan and an electric chrome towel radiator.

BEDROOM TWO

11'7" x 9'2" (3.53m x 2.79m)  
A second spacious double bedroom having a front facing upvc double glazed window and an electric heater.

BATHROOM

6'11" x 5'7" (2.11m x 1.70m)  
Well laid out with a white three piece suite comprising a panelled bath with a tiled surround, wash basin and low level WC, tile effect vinyl floor covering, extractor fan and an electric chrome towel radiator.

OUTSIDE

Communal car park with allocated car parking space.  
Pleasant views across the front of the development.

Ease of access to Pride Park and Ascot Drive areas of Derby as well as the city centre and Alvaston. The beautiful Alvaston Park is on the doorstep with many recreational facilities aswell as a Parkrun. There is an excellent cycle path heading to Elvaston Castle passing the Raynesway site of Rolls Royce. The cycle path also heads towards South Derbyshire.

PLEASE NOTE

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
- (5) You should make your own enquiries regarding the property, particularly in respect of

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

Area Map



Floor Plans



Energy Efficiency Graph

