



## 89 Pacific Way, City Point, Derby, DE24 1AA

**£850 Per Calendar**



Situated within the heart of "City Point" development, this is a beautifully appointed two bedroom apartment known as the "The Coach House" which benefits from double glazing and modern electric heating and GARAGE to rear. NO PETS OR CHILDREN



DIRECTIONS

Leave Derby City Centre via London Road and at the Pride Park Way roundabout turn left onto Pride Park Way and right onto Pacific Way. Continue to the first roundabout and turn right onto Atlantic Way and follow the road around to the left. At the junction to right onto Panama Circle and right into Pacific Way where the property is situated on the right hand side clearly identified by our "To Let" board.

Situated within the heart of "City Point" development, this is a beautifully appointed two bedroom apartment known as the "The Coach House" which benefits from double glazing and modern electric heating.

This modern two bedroom apartment is neatly decorated to include an entrance lobby with staircase leading to the first floor. The main landing leads of to a large lounge with open plan access to dining room and further open access to the kitchen with a range of integrated appliances. The apartment has two good sized bedrooms and there is a sizeable shower room. There is also a garage and additional parking.

The City Point development is a very popular housing development within the heart of Derby. The modern accommodation is within easy reach of Pride Park and the vibrant City Centre of Derby, with a wealth of bars, restaurants and Intu Shopping Centre is a short drive / bus journey away.

The self contained apartment is ideal for commuting to both the A50 and A52 which are close by and give ease of access to the M1 corridor.

ACCOMMODATION

Entering the property through double glazed front door into:

ENTRANCE HALLWAY

With wall mounted electric heater and staircase leading to the first floor.

LANDING

Spacious landing with double glazed window to the rear elevation, wall mounted Dimplex heater, smoke alarm and large airing cupboard with hot water tank.

LOUNGE

12'1 x 10'7 (3.68m x 3.23m)

With wall mounted Dimplex heater, double glazed window to the front elevation, TV point. Open plan access to:

DINING ROOM

9'2 x 8'3 (2.79m x 2.51m)

With double glazed window to the front elevation, wall mounted Dimplex heater and space for dining table. Open plan access to:

KITCHEN

9'0 x 9'2 (2.74m x 2.79m)

Neatly fitted with a range of work surfacing, preparation areas an integrated electric oven, electric hob and shaped extractor over. The kitchen has a stainless steel sink unit with drainer beneath a double glazed window overlooking the rear elevation and there is space for a freestanding fridge freezer, space for a slimline dishwasher, space for a washing machine, useful kitchen drawers.

MASTER BEDROOM

9'2 x 17'6 (2.79m x 5.33m)

(Plus sizeable lobby area)

With double glazed window to the front elevation, double glazed window to the rear elevation and a wall mounted Dimplex heater.

BEDROOM TWO

14'0 x 9'2 (4.27m x 2.79m)

With double glazed window to the front elevation and wall mounted Dimplex heater.

SHOWER ROOM

With a low level WC, wash hand basin and glazed shower cubicle with shower. Useful storage cupboard, frosted double glazed window to the rear elevation and a wall mounted Dimplex heater.

OUTSIDE

The property benefits from an allocated parking space.

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.

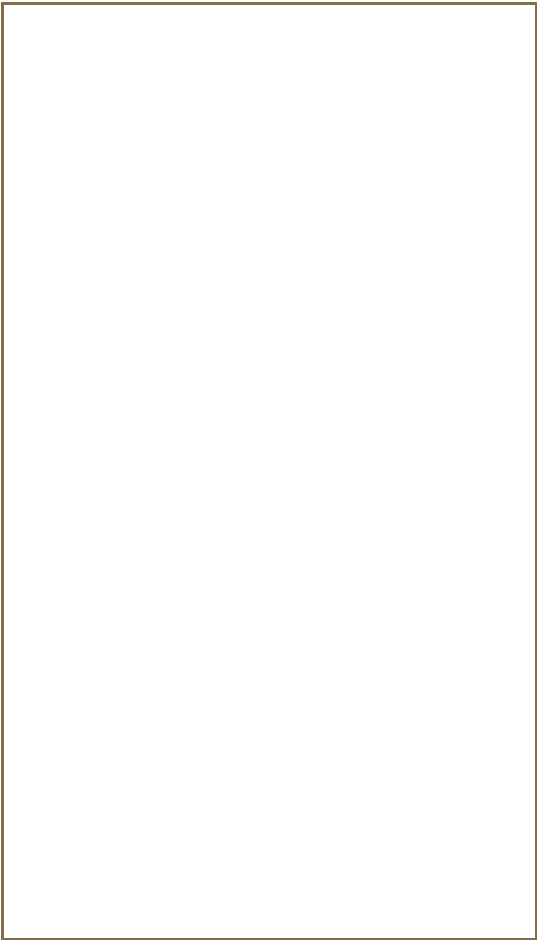
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer 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 furnishings to be included/excluded and what parking facilities are available.
- (6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

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

