



## 17 Atlantic Way, Derby, DE24 1AB

**£115,000**



An excellent two double bedroom, two bathroom first floor apartment on the City Point development neighbouring Pride Park and Ascot Drive. This property is currently only suitable for investors as there is a tenant in the property achieving a rent of £595 pcm. . No Upward Chain



# 17 Atlantic Way, Derby, DE24 1AB

£115,000



## 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 Alvaston Castle passing the Raynesway site of Rolls Royce And also out to South Derbyshire.

A very smart apartment in an excellent location that should be of particular interest to professional first time buyers and buy to let investors with strong rental demand for properties of this type.

## 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 upstands, 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 as well 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.

## LEASE DETAILS

Current rent is £180.00, payable half yearly in advance.



## Road Map



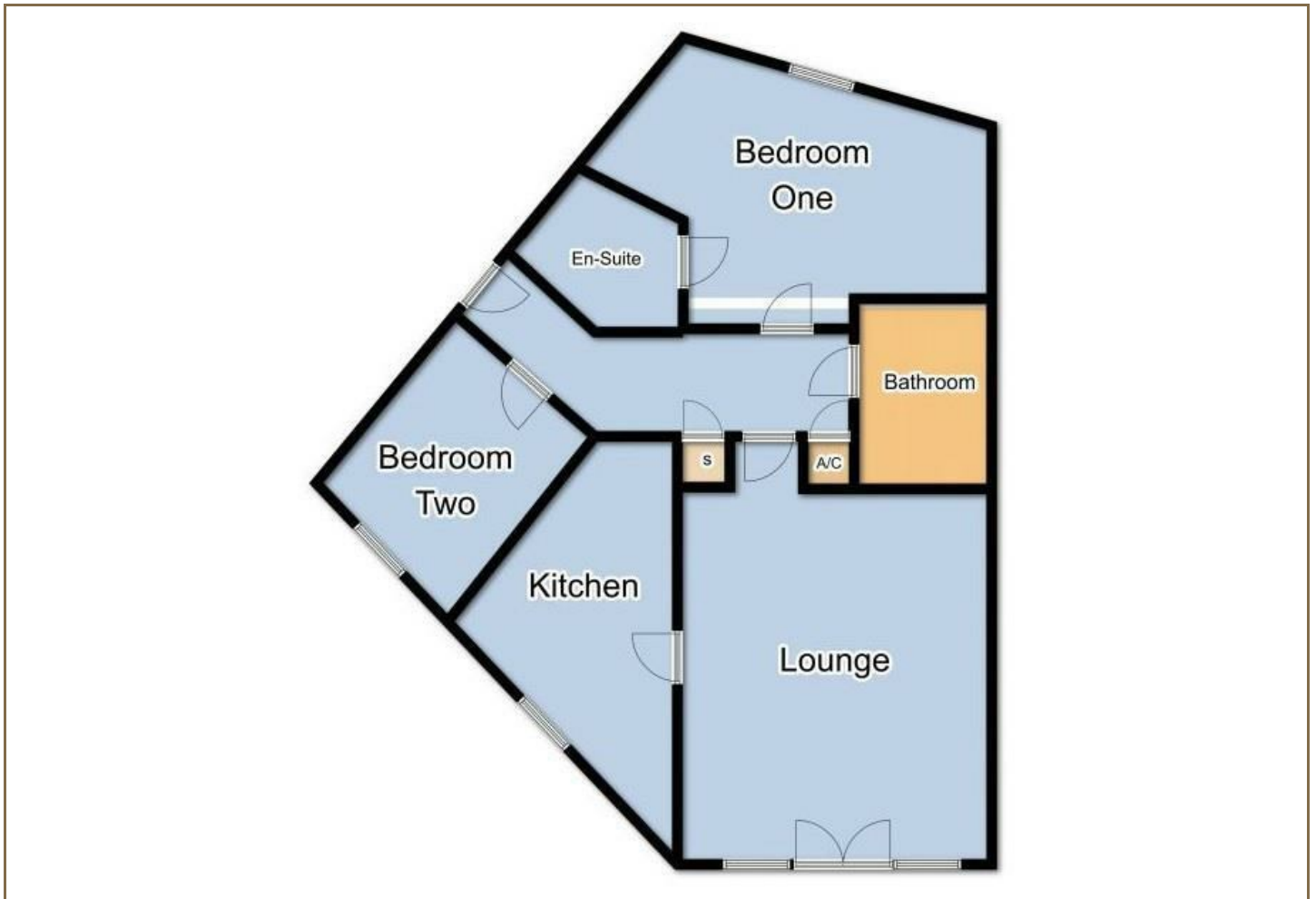
## Hybrid Map



## Terrain Map



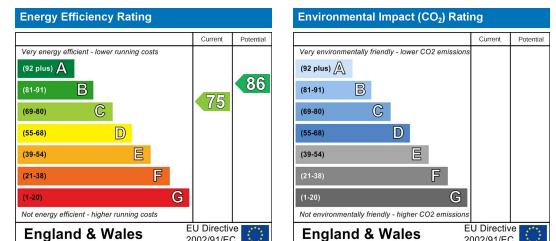
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)

Joseph Wright House, 34 Irongate  
Derby DE1 3GA  
01332 383838  
sales@boxallbrownandjones.co.uk

4 Blenheim Parade, Allestree  
Derby DE22 2GP  
01332 553838  
allestree@boxallbrownandjones.co.uk

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
belper@boxallbrownandjones.co.uk