

## 43A SADLER GATE DERBY, DE1 3NQ

£120 PER WEEK

HIGH-QUALITY SPARE ROOMS AVAILABLE IN A STUDENT HOUSE – ALL BILLS INCLUDED

Looking for a stylish and comfortable spare room in Derby? Look no further – Sadler Gate is your ideal student accommodation for the upcoming academic year.

**PRIME LOCATION :** Located in the heart of Derby, this superb shared house is just a short walk from the university, city centre, and local bars – perfect for student life.

**SPACIOUS, FULLY FURNISHED ROOMS:** Each of the six bedrooms is very spacious and finished to a high standard. They come fully furnished with a Comfortable double bed with underbed storage, large desk and study area and Ample wardrobe space and drawers.

### OPEN PLAN LIVING

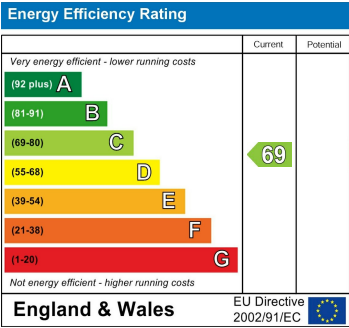
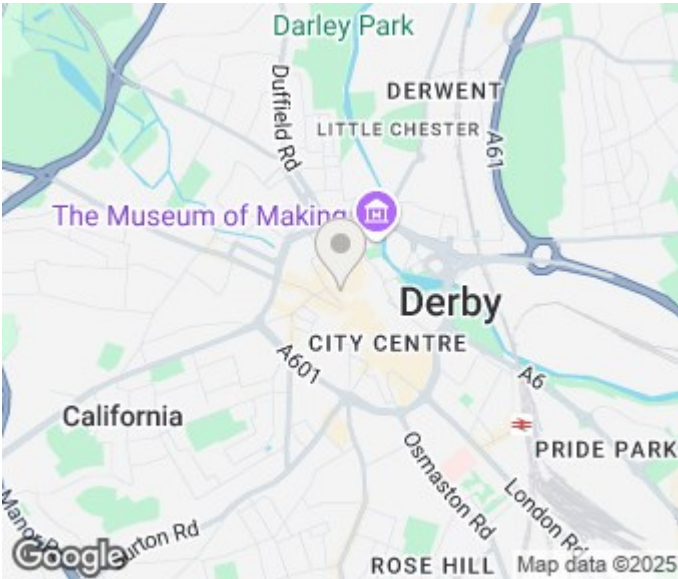
The house features a fully equipped modern kitchen and a stylish open-plan living room, perfect for socialising or relaxing with housemates after a long day. Meet new people in this super friendly house with likeminded individuals

### ALL BILLS INCLUDED

Rent is fully inclusive of all bills, so there's no need to worry about extra costs or splitting expenses.



**THE  
STUDENT LETTING  
SPECIALIST**



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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