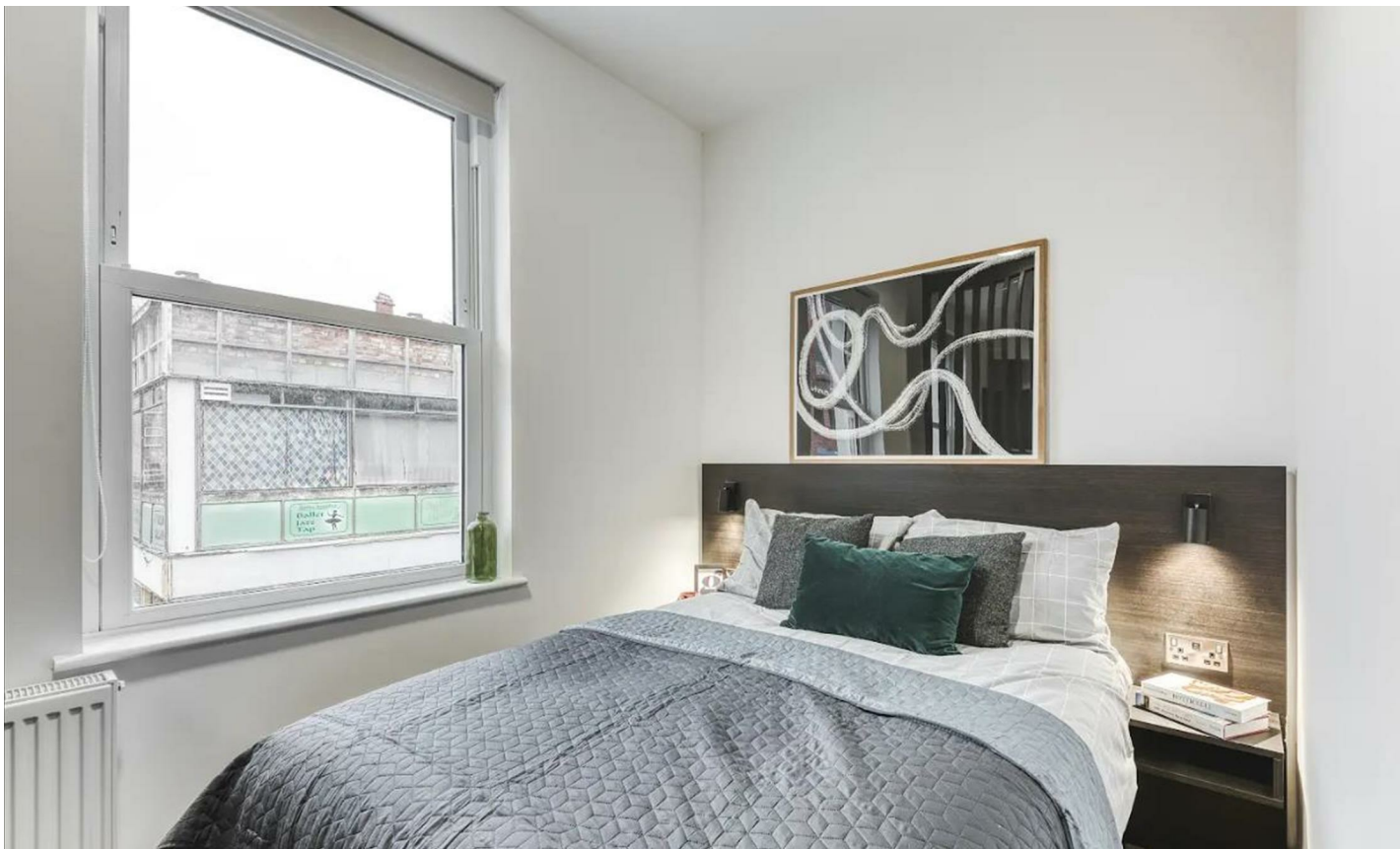




ETWALL HOUSE 134 UTTOXETER OLD ROAD DERBY, DE1 1GE

£800 PER MONTH

SLS is delighted to bring to the market a selection of six stunning studio apartments, ideally situated in the heart of town. These recently renovated studios have been finished to an immaculate standard, offering modern open plan living with a brand-new kitchen, stylish bathroom, contemporary décor and private parking.

This studio is perfect for a student or working professional, combining comfort and functionality in a prime location. Beautifully presented, the studio is furnished with a comfortable double bed, complete with an adjustable night light and two sets of conveniently placed power sockets. A cleverly designed divided wall provides excellent separation between the bedroom and living area, creating a sense of space and privacy. The built-in TV stand adds to the style of the apartment.

The ensuite bathroom boasts a sleek, modern design and offers ample space for getting ready in the morning. The open plan living with a brand-new kitchen, provides a great environment to enjoy cooking your food.

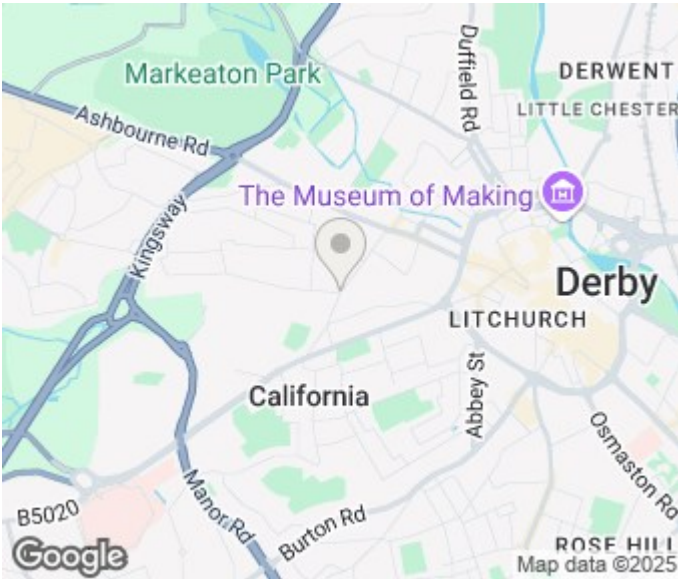
Location, location, location! Just a stone's throw from town, residents have immediate access to a fantastic range of shops, restaurants, transport links and entertainment options, all on their doorstep. Despite its central location, the property still offers a peaceful retreat, with double-glazed windows ensuring tranquility away from the town's hustle and bustle.

Picture yourself living in this luxurious studio – your perfect home in the heart of the city!

These are letting quickly so get a wriggle on and call Emily to book a viewing on 01332 477522!



**THE
STUDENT LETTING
SPECIALIST**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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