



## 21 SADLER GATE DERBY, DE1 3NL

£1,695 PER MONTH

STUNNING, RECENTLY REFURBISHED Flat! Is perfect for three professional workers, offering a prime location in the heart of town with convenience and a vibrant lifestyle at your doorstep. The layout is thoughtfully designed for modern living, creating a practical and comfortable space to call home.

RECENTLY RENOVATED TO AN IMMACULATE STANDARD, the property features a spacious open plan living room and kitchen. The living area invites you to unwind, with a wide sofa and large screen TV, making it ideal for socializing or relaxing after a long day in this welcoming space! The kitchen is fully equipped, featuring quality appliances, ample storage, and a sleek modern design.

Beautifully presented, this property includes three spacious bedrooms, each furnished with a comfortable double bed, drawers, plenty of wardrobe space, and a desk area to meet all your work needs, all presented to a NEW EXCEPTIONALLY HIGH STANDARD. No more sharing bathrooms either! This property boasts three luxurious bathrooms for ultimate convenience, eliminating any need for bathroom schedules.

You couldn't ask for a better location! Located on the beautiful and historic Sadler Street, residents have easy access to a wide range of amenities, including shops, restaurants, and entertainment options. Despite its great location, the property still offers a peaceful retreat, with it being off the main street and having double-glazed windows ensuring tranquility.

SECURITY IS A PRIORITY AT THIS PROPERTY! You'll enjoy a private entrance directly from the street, along with an additional locked door for extra peace of mind.



**THE**  
**STUDENT LETTING**  
**SPECIALIST**



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