



## FLAT 1 68 FRIAR GATE (1ST FLOOR) DERBY, DE1 1FP

£990 PER MONTH

\*\*FULLY INCLUSIVE OF BILLS - A VERY LARGE TWO BEDROOM APARTMENT OFFERING YOU ADDITIONAL SPACE.

Available now this property is exceptionally spacious for a two-person home, offering three very large rooms in total, providing extra flexibility and comfort.

### Bedrooms

Both large bedrooms come fully furnished to a high standard, including:

Comfortable double beds

Drawers and plenty of wardrobe space

Study desks for all your academic needs

### Living Space

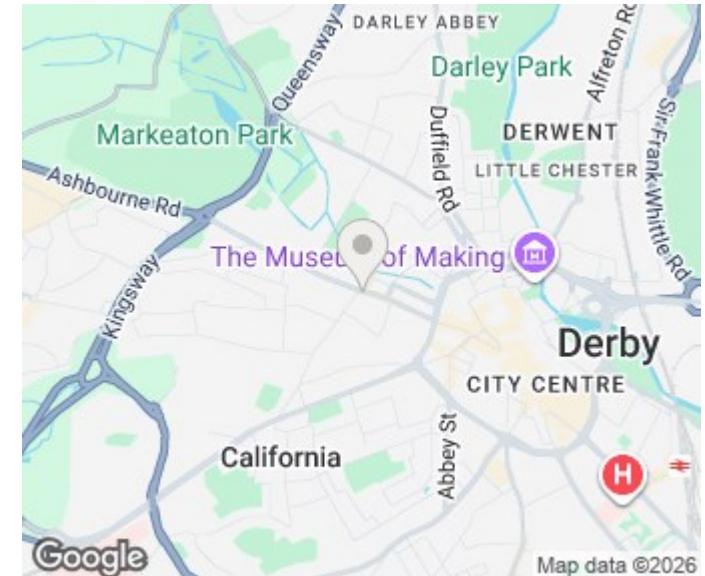
The property has a spacious open-plan living area featuring two sofas perfect for unwinding after a long day. There is also an additional spare room, ideal for use as a study, hobby room, or second lounge, giving you even more room to enjoy and create it into your own area.

### Kitchen

The fully equipped modern kitchen includes quality appliances, ample storage, and a sleek design, making it a great space for cooking and socialising.



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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