



FLAT 1, 118 UTTOXETER OLD ROAD DERBY, DE1 1GE

£650 PER MONTH

£115 per person per week for two people – all bills included You couldn't ask for a better deal!

Nestled in the charming area of Uttoxeter Old Road, Derby, this delightful first-floor apartment offers a perfect blend of comfort and convenience. With a well-thought-out layout spanning 527 square feet, this two-bedroom residence is ideal for individuals or small families seeking a modern living space.

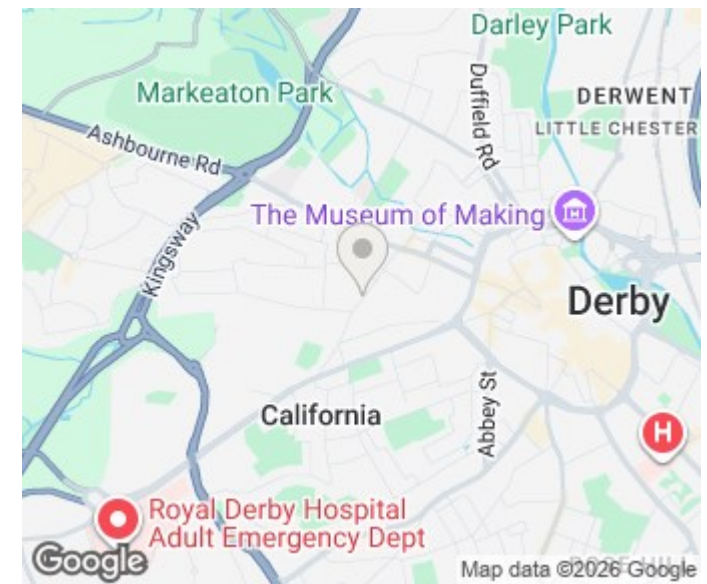
Upon entering, you will be greeted by a warm and inviting atmosphere. The apartment features two spacious bedrooms, providing ample room for relaxation and rest. The well-appointed bathroom is designed with functionality in mind, ensuring your daily routines are both efficient and enjoyable.

The location of this property is particularly appealing, as it offers easy access to local amenities, including shops, parks, and public transport links, making it an excellent choice for those who appreciate the vibrancy of urban living while still enjoying a peaceful environment.

This apartment is perfect for anyone looking to embrace a comfortable lifestyle in Derby. Whether you are a first-time buyer or seeking a rental opportunity, this property presents a wonderful chance to make a home in a sought-after area. Do not miss the opportunity to view this charming apartment and discover all it has to offer.



**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	69	
(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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