



22-23 SADLER GATE (FLAT B) DERBY, DE1 3NL

£995 PER MONTH

AVAILABLE NOW!! The SLS team is thrilled to present this STUNNING, RECENTLY REFURBISHED apartment! This delightful first-floor flat is perfect for a couple or friends, 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 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. Gather together for a cozy movie night or some downtime in this welcoming space! The kitchen is fully equipped, featuring quality appliances, ample storage, and a sleek modern design—a perfect setting to enjoy your cooking.

PICTURE YOURSELF LIVING IN THIS LUXURIOUS APARTMENT!


Beautifully presented, this property includes two spacious bedrooms, each furnished with a comfortable double bed, drawers, plenty of wardrobe space, and a desk area to meet all your study needs—all presented to an EXCEPTIONALLY HIGH STANDARD. No more sharing bathrooms either! This property boasts two luxurious en-suite 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. The lively atmosphere of the town will keep you engaged and entertained.



THE
STUDENT LETTING
SPECIALIST



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(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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