



## ETWALL HOUSE, STUDIO 1 131 UTTOXETER OLD DERBY, DE1 1GE

£850 PER MONTH

**\*\*AVAILABLE 1st JULY - ALL BILLS INCLUDED \*\*** These NEW 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 street parking.

This studio is perfect for a professional wanting their own space, 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. The desk also allows you to do your work from the comfort of your own home. Whilst adding style to the apartment. EXTRA BONUS EACH ROOM HAS ITS OWN BUILT IN TV.

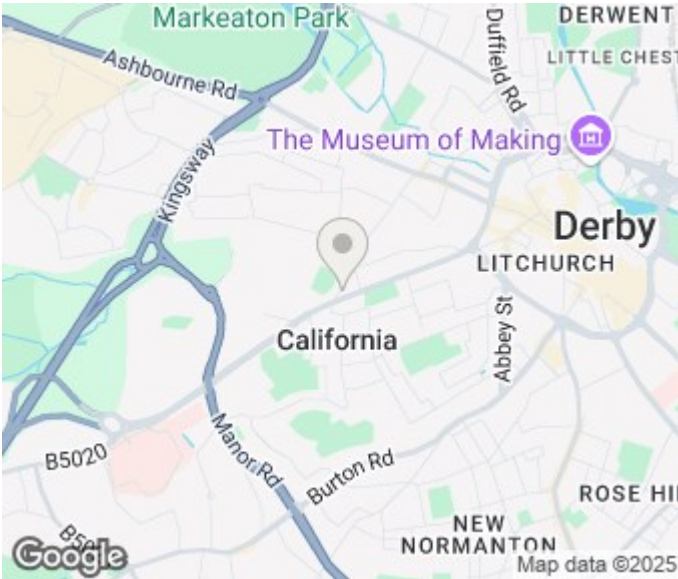
The ensuite bathroom boasts a sleek, modern design and offers ample space for getting ready in the morning. The open plan living with a brand-new kitchen, provides a great environment to enjoy cooking your food.

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

Picture yourself living in this luxurious studio – 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<br>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

Derby Office Lettings  
69 Friargate  
Derby  
Derbyshire  
DE1 1FP

01332 477522  
info@thesls.co.uk  
<https://thesls.co.uk/>