



## Room 4, 3 St. Katherines Court, Derby, DE22 3AY

**£550 Per Calendar  
Month**



Situated in the heart of Derby, within walking distance of the city centre, this is a beautifully appointed shared house which offers four rooms within a spacious property. Please note that the Gas, Electric, Water and Broadband bills are included within the rental price.





# Room 4, 3 St. Katherines Court, Derby, DE22 3AY

**£550 Per Calendar Month**



The house has an entrance hallway, large communal kitchen with integrated appliances and access to the garden and separate communal dining room. Outside the property has a lawned garden to the rear with patio.

Prospective tenants should note that there is no parking within the courtyard, all parking is on Bass Street or surrounding roads.

St Katherines Court is a delightful private courtyard situated between security gates with manicured communal gardens. The house is within easy reach of the vibrant city centre with its wealth of bars, restaurants and the Derbion shopping centre. The property is a short distance from the A38 giving onward travel to the A50, A52 and M1 corridor.

This house has been recently converted and completely decorated offering executive style accommodation which must be seen to be fully appreciated.

Prospective tenants should note that gas, electricity, water and broadband charges are included within the rent.

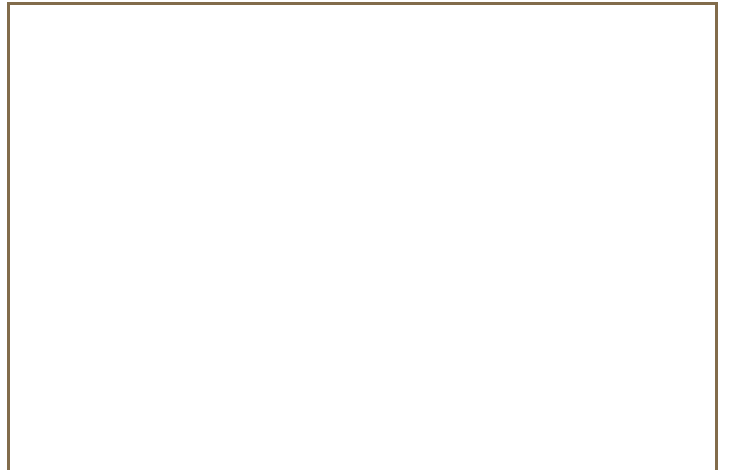
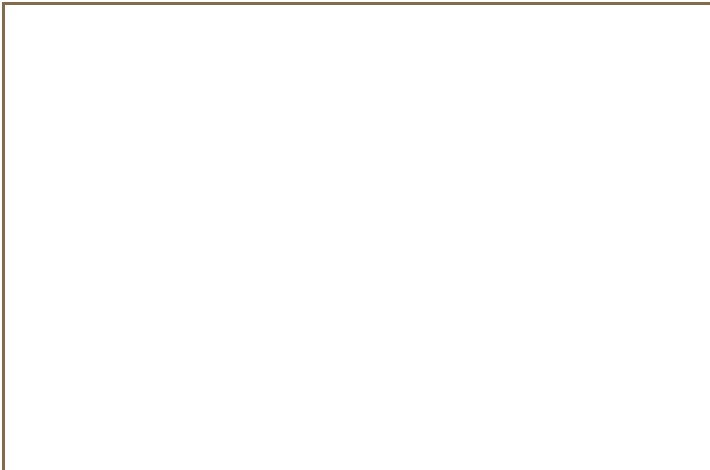
## **BEDROOM**

12' x 8'5" (3.66m x 2.57m)

With double glazed window and radiator.

## **EN-SUITE**

With low level WC, wash hand basin and shower cubicle.



## Road Map



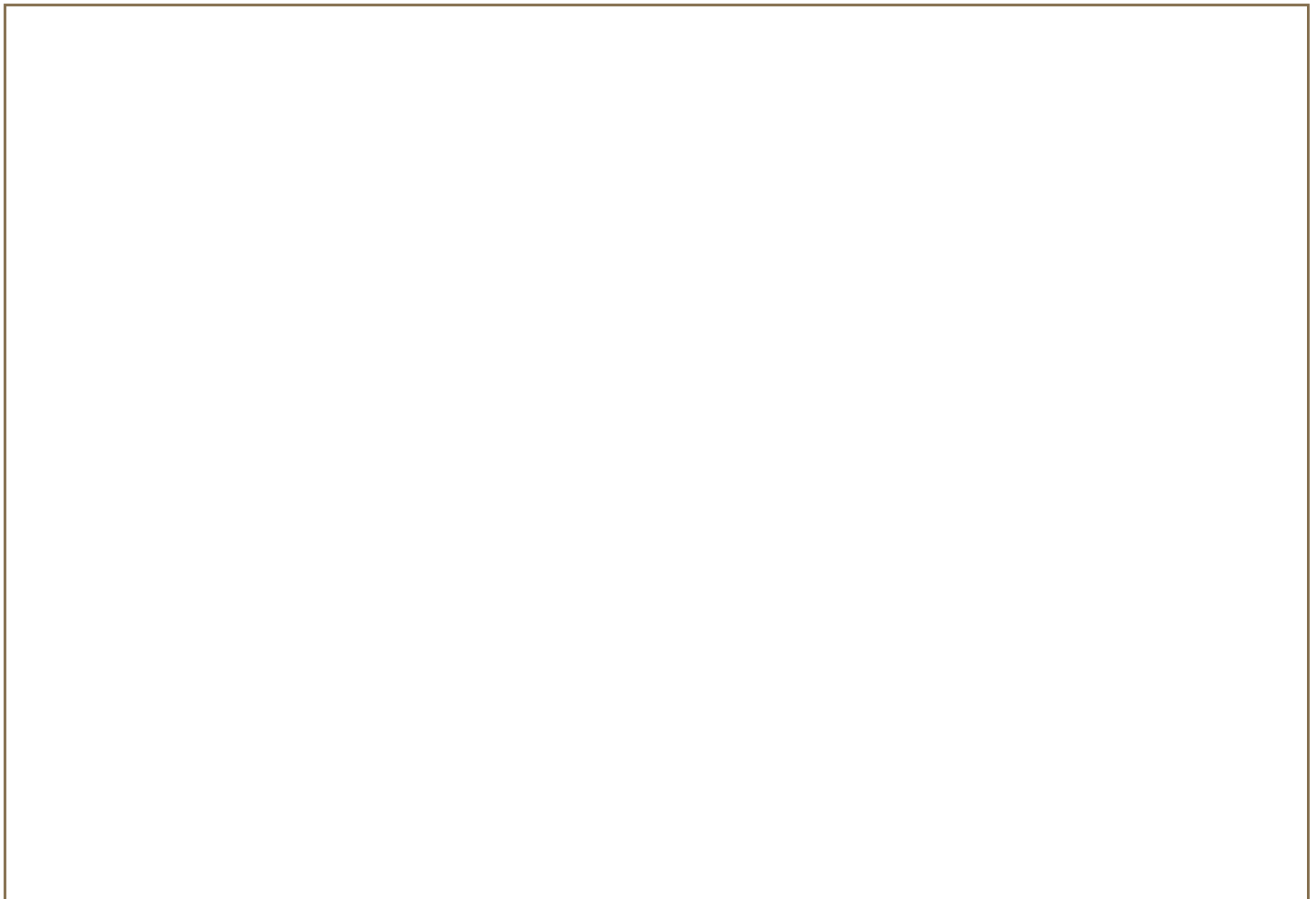
## Hybrid Map



## Terrain Map



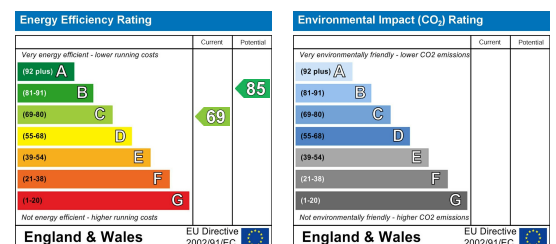
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)

Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
sales@boxallbrownandjones.co.uk

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
belper@boxallbrownandjones.co.uk