



**MONKEY
VS OWL**

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Friar Gate, Derby, DE1 1DA £875



Welcome to this exquisite studio apartment located in the heart of Derby City Centre on Friar Gate. This stunning new development, set within a Grade 2 listed building, offers a unique opportunity to reside in one of six spacious open-plan studio style apartments.

Each studio has been meticulously designed to the highest specification, boasting an abundance of natural light and modern decor. With various layouts to choose from, you can select the perfect space to suit your lifestyle.

The convenience of this location is unparalleled, with Iron Gate, Derby University Campuses, Derbion Shopping Centre, Derby Train Station, and access to the Royal Derby Hospital all within easy reach. Everything you need is right at your doorstep.

What sets this property apart is that all utility bills and council tax are included in the monthly rent, making budgeting a breeze. Additionally, there is a no deposit option available, providing flexibility for tenants.

This property is available now and is ideal for mature students and working professionals looking for a stylish and comfortable living space in a prime location. Don't miss out on the opportunity to make this studio apartment your new home.

