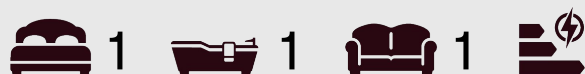




## Friar Gate, Derby, DE1 1HF £1,150



Nestled in the vibrant heart of Derby, this splendid one-bedroom flat on Friar Gate presents an exceptional opportunity for those seeking flexible living arrangements. Ideal for contractors or professionals working in the area, this property offers a minimum stay of just one month, extending up to six months, making it perfect for both short and medium-term accommodation.

The flat is fully furnished to a high standard, ensuring a comfortable and stylish living experience. It comprises a well-appointed bedroom, a welcoming living room, a modern kitchen, and a contemporary bathroom. The thoughtful design and layout provide a sense of space and functionality, catering to the needs of busy individuals.

One of the standout features of this property is that all utility bills and council tax are included in the monthly rent, allowing for hassle-free living. Additionally, a mobile internet connection can be provided for a nominal fee of £40 per month, ensuring you stay connected during your stay. For those with vehicles, city centre parking is available at an additional cost of £50 per month, adding to the convenience of urban living.

A refundable deposit of £1,150 is required, providing peace of mind for both tenants and landlords alike. This flat is not just a place to stay; it is a

