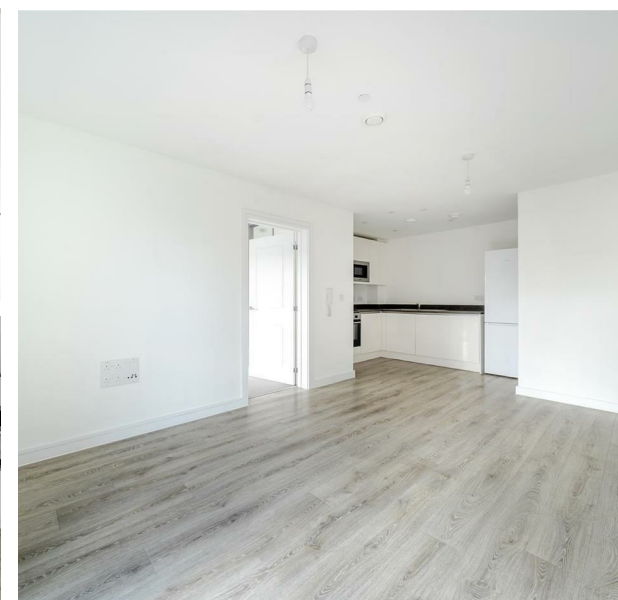


Flat 69 Darwin House Sylvester Close, Derby, DE1 2BG  
£1,000 Per month  
Council Tax Band: A

H&H  
BESPOKE





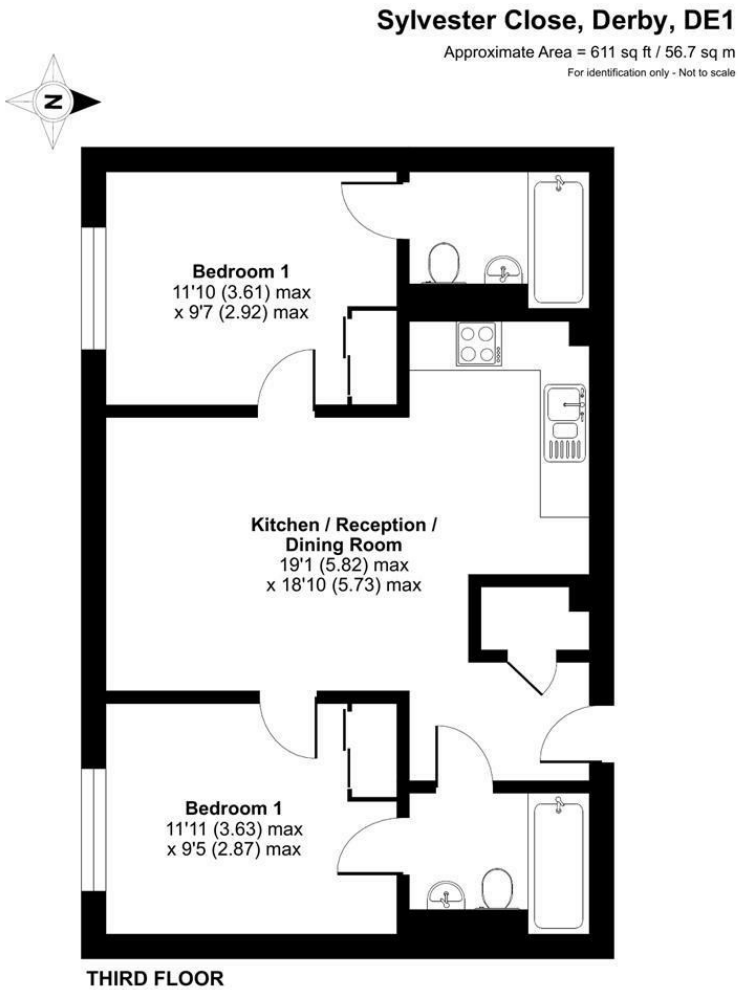
50% OFF YOUR FIRST MONTH'S RENT\*  
ZERO DEPOSIT AVAILABLE ON THIS PLOT\*  
\*T's&Cs Apply

Welcome to Apt 69, Dawin House, located in the charming Sylvester Close, Derby. This modern TWO BEDROOM, TWO BATHROOM apartment, built in 2023, offers a contemporary living experience in a desirable area. The property is designed to maximise space and comfort, making it an ideal choice for individuals or couples seeking a stylish home.

As you enter, you will be greeted by a bright and airy living space that seamlessly blends functionality with modern aesthetics. The open-plan layout allows for easy movement between the living area and the kitchen, creating a perfect environment for both relaxation and entertaining. The kitchen is equipped with modern appliances and ample storage, catering to all your culinary needs.



13 Sherrard Street, Melton Mowbray, Leicestershire, LE13 1XH  
0333 242 3760  
Beth@houseandhomebespoke.co.uk



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©rithecom 2025. Produced for House and Home Bespoke. REF: 1257017

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC