



**MELBOURNE**  
Sales & Lets

**Castle Mills, Derby, DE73 8BF**  
**£850 Per Month**

### 33 Castle Mills, Melbourne, Derby, DE73 8BF

Located in the heart of Melbourne village, this two-bedroom ground floor apartment in an over 55 complex, offers a fantastic opportunity to enjoy single-level living just moments from the local shops, cafés, and amenities.

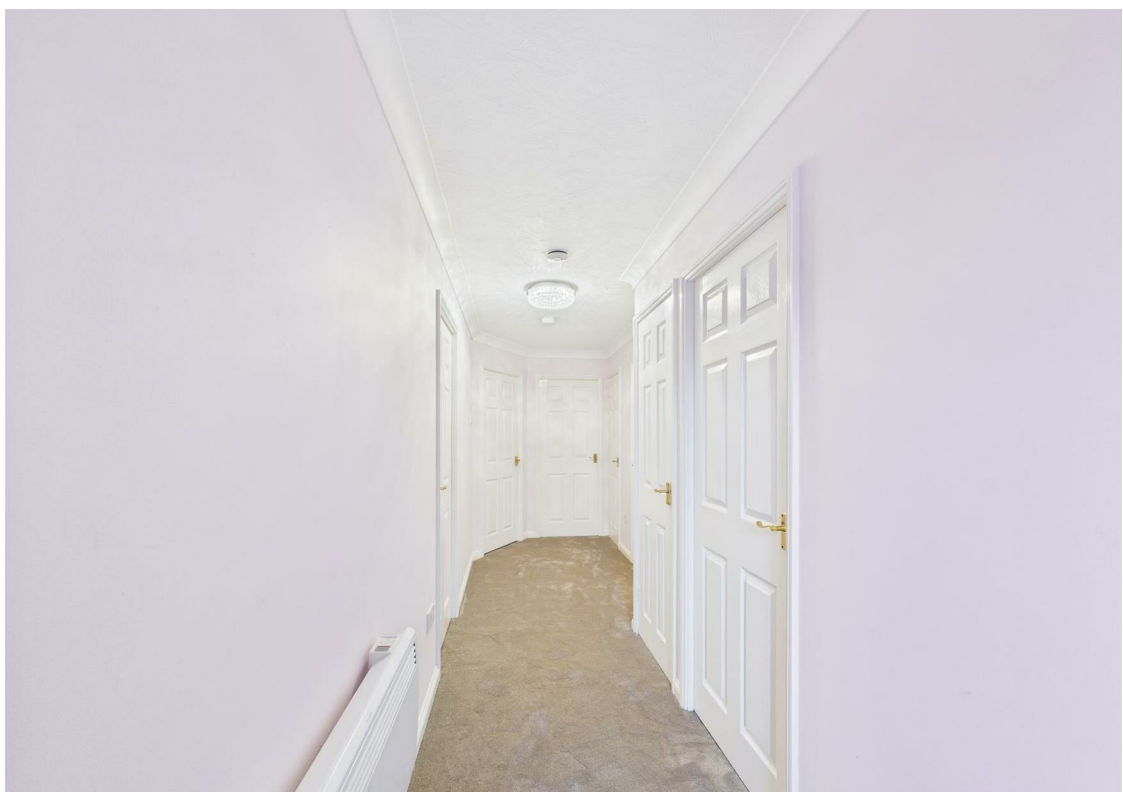
The property comprises an entrance hall leading to a spacious lounge, a fitted kitchen with a useful adjoining pantry, and two well-proportioned bedrooms. A modern shower room serves the accommodation, while generous storage can be found throughout.

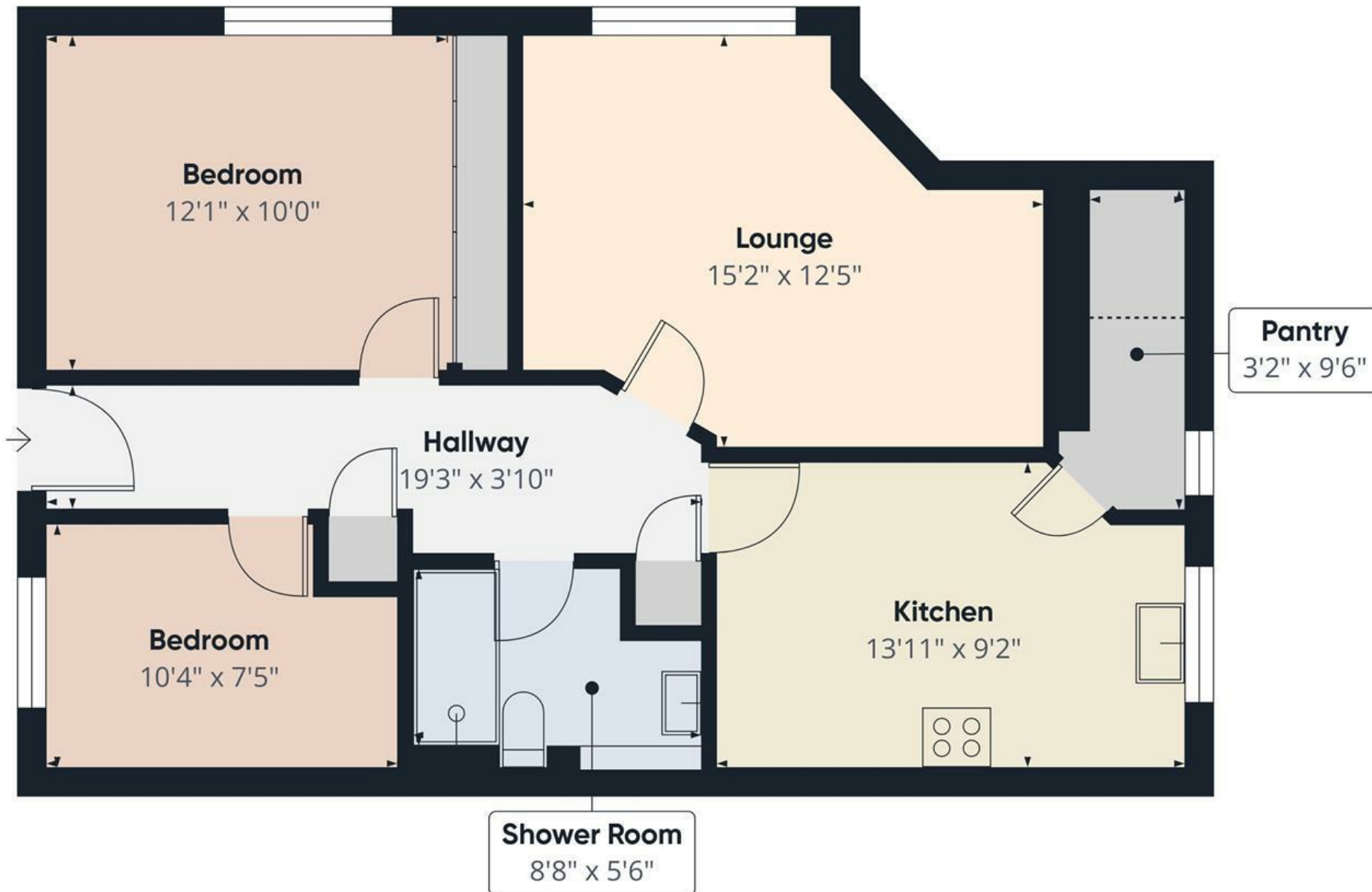
Externally, the apartment benefits from a manageable plot, ideally suited for those seeking convenience and a central village lifestyle.



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Approximate total area<sup>(1)</sup>  
664 ft<sup>2</sup>

Reduced headroom  
11 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

- Two Bedroom Apartment
- Located In The Heart Of Melbourne
- Spacious Lounge Area
- Fitted Kitchen With Adjoining Pantry
- Two Well-Proportioned Bedrooms
- Modern Shower Room
- Over 55 Only
- One Car Parking Space
- EPC: C - Leasehold



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>70</b>                  | <b>76</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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |