



2 Bed Apartment

22-23 Sadler Gate
Derby
DE1 3NL

£1,195 Per Calendar Month

Fletcher
& Company

22-23 Sadler Gate Derby DE1 3NL



- TWO DOUBLE BEDROOMS WITH TWO BATHROOM
- FULLY FURNISHED
- DUPLEX SPACIOUS APARTMENT
- SITUATED WITHIN THE HISTORIC CATHEDRAL QUARTERS
- CLOSE TO ALL AMENITIES AND EVERY METHOD OF TRANSPORT
- BEAUTIFULLY RENOVATED
- AVAILABLE SHORT, OR LONG TERM
- FURNISHED TO A HIGH STANDARD
- VIEWINGS AVAILABLE IMMEDIATELY
- A TRULY STUNNING AND UNIQUE PROPERTY

AVAILABLE IMMEDIATELY - FULLY FURNISHED - SHORT OR LONG TERM - A stunning two bed, two bathroom duplex apartment in the heart of Derby's historic Cathedral Quarter.

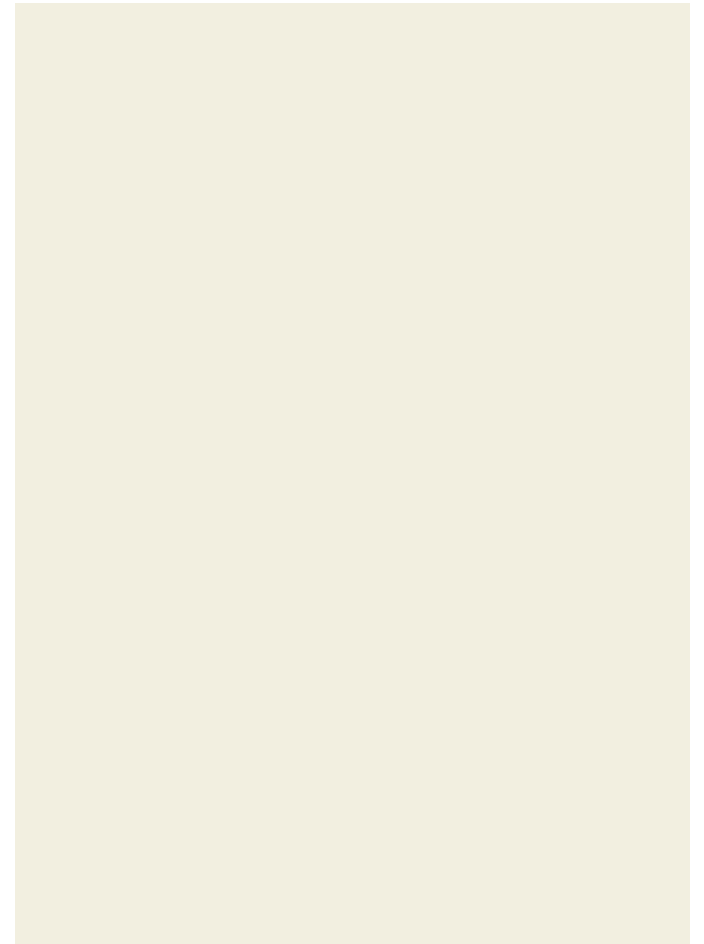
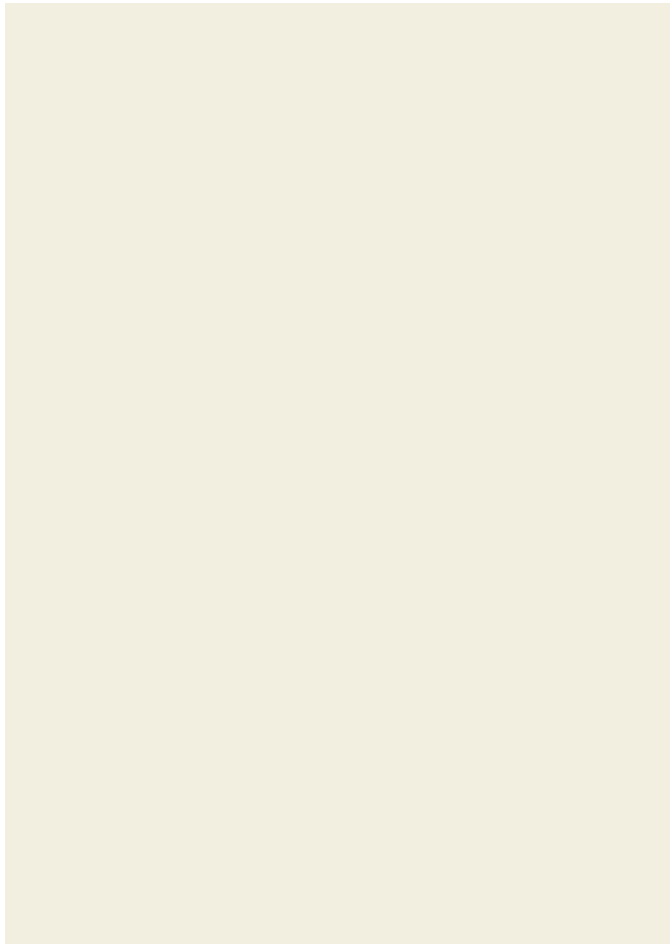
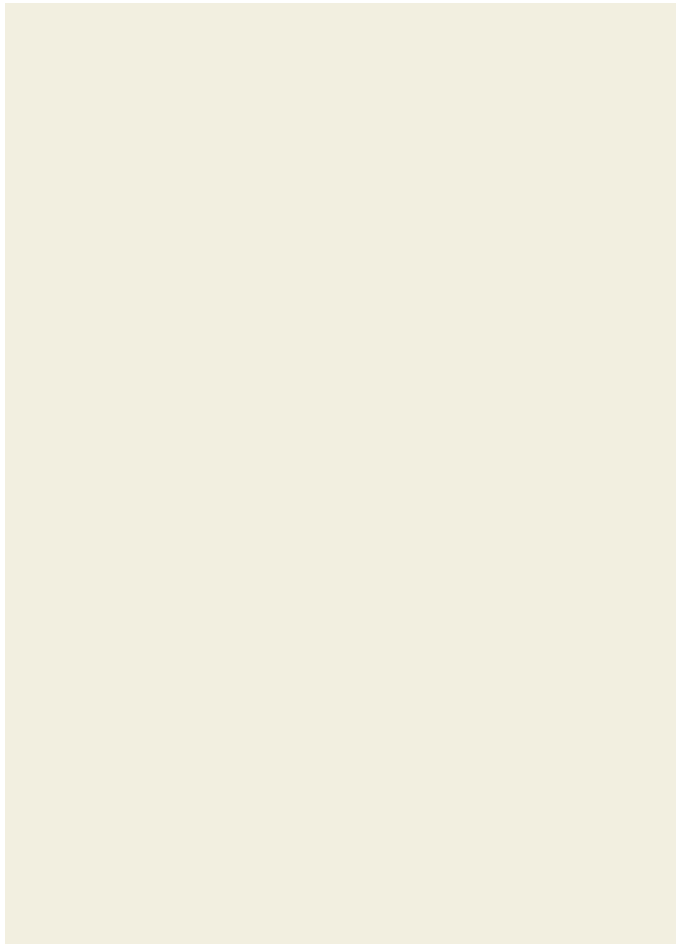
The property has been renovated to a high standard, offering a modern and comfortable living space across two floors. The open-plan design and contemporary furnishings create a stylish and inviting atmosphere, perfect for city living.

Sadler Gate is the vibrant and independent heartbeat of Derby. Residents are just steps away from a diverse array of independent boutiques, artisan delis, and a bustling cafe and restaurant scene. The area is home to award-winning food and drink establishments, from charming coffee shops to a variety of bars and restaurants. The newly re-opened Derby Market Hall is also in the immediate vicinity, offering an additional mix of food and retail options.

The location offers excellent access to a wide range of amenities. The Derbion shopping center, the city's main retail hub, is a short walk away. For culture and leisure, the Derby Museum and Art Gallery is located nearby on The Strand, and the Vaillant Live Arena is also within easy reach.

Transport links are highly convenient. Derby Bus Station is just a 10-minute walk away, providing extensive services across the East Midlands and beyond. Derby train station, with direct rail services to London, Sheffield, and Birmingham, is a 15-20 minute stroll or a short taxi ride from the property. Secure off-site parking facilities, including a multi-storey car park on Bold Lane, are also available for residents (subject to separate negotiation).

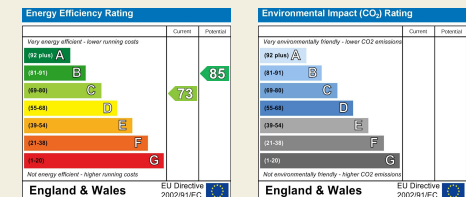




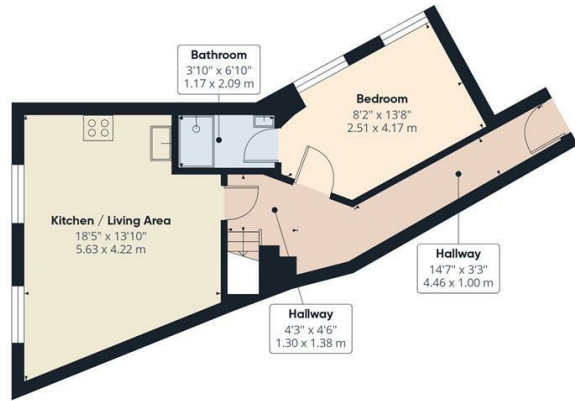
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Floor 0



Floor 1

Approximate total area⁽¹⁾
660 ft²
61.3 m²

(1) Excluding balconies and terraces

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

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