



1 Bed Flat

Room 1, 507 Uttoxeter
New Road
Derby
DE22 3ND

£595

Fletcher
& Company

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Derby
DE22 3ND



- AVAILABLE IMMEDIATELY
- FULLY FURNISHED ROOM WITH BILLS INCLUDED (GAS, WATER AND ELECTRIC)
- WITHIN SECONDS FROM DERBY ROYAL HOSPITAL
- WALKING DISTANCE TO LOCAL AMENITIES
- PUBLIC TRANSPORT NEARBY
- CLOSE TO ALL MAJOR ROAD NETWORKS
- ON STREET PARKING NEARBY
- COMMUNAL KITCHEN AND APPLIANCES
- MODERN KITCHEN WITH MODERN APPLIANCES
- DINING/ SITTING AREA

AVAILABLE IMMEDIATELY – Premium En-Suite Room Seconds from Derby Royal Hospital

Discover exceptional living with this beautifully presented, fully furnished en-suite room located just moments from the Derby Royal Hospital – an unbeatable location ideal for healthcare professionals or anyone seeking convenience and comfort.

This modern property offers a welcoming double bedroom complete with quality furnishings, including a double bed with mattress, bedside unit, spacious wardrobe, and chest of drawers. The private en-suite shower room is tastefully designed, providing both style and convenience.

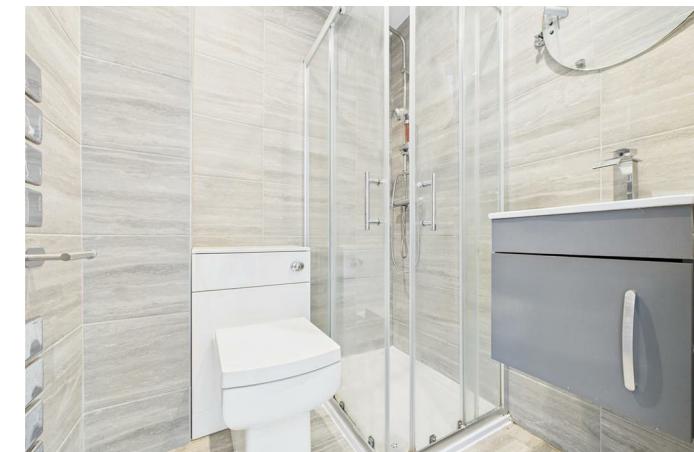
Residents benefit from access to a contemporary, fully equipped kitchen featuring two cooking stations, ample storage, and a comfortable dining/seating area – perfect for relaxing after a long day.

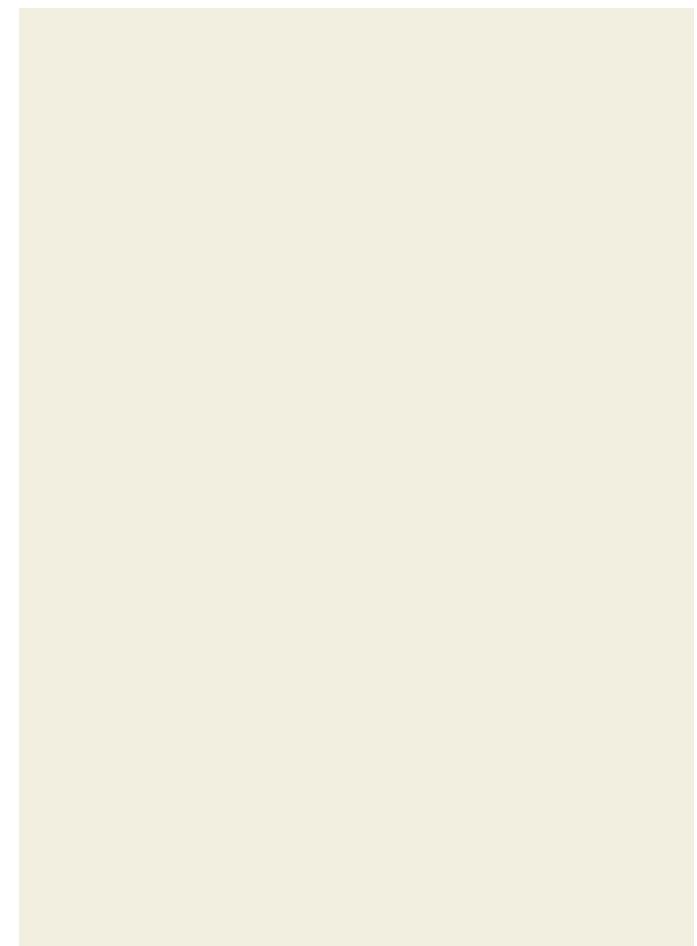
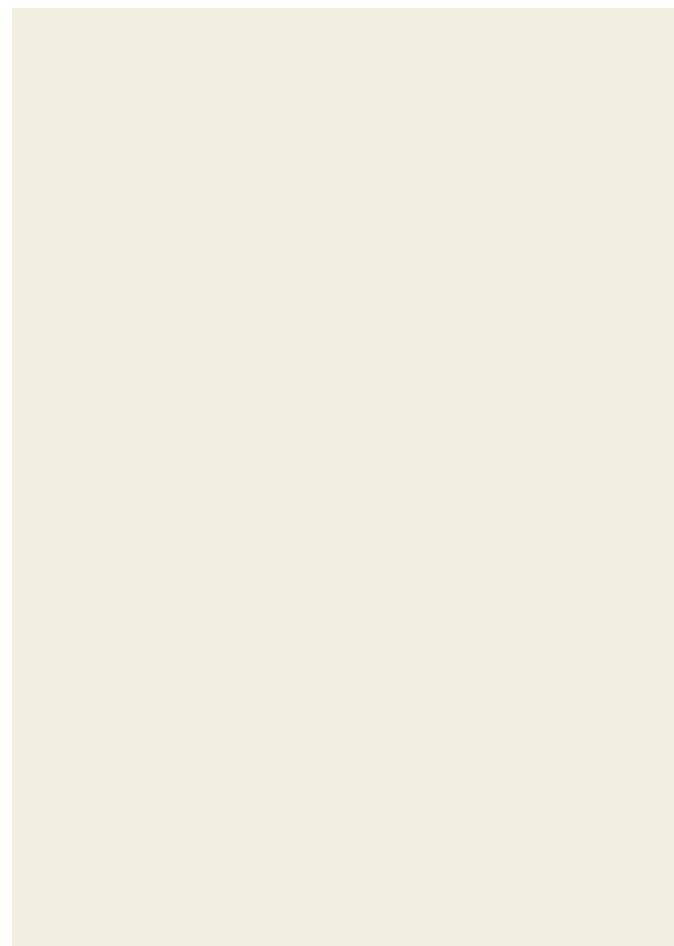
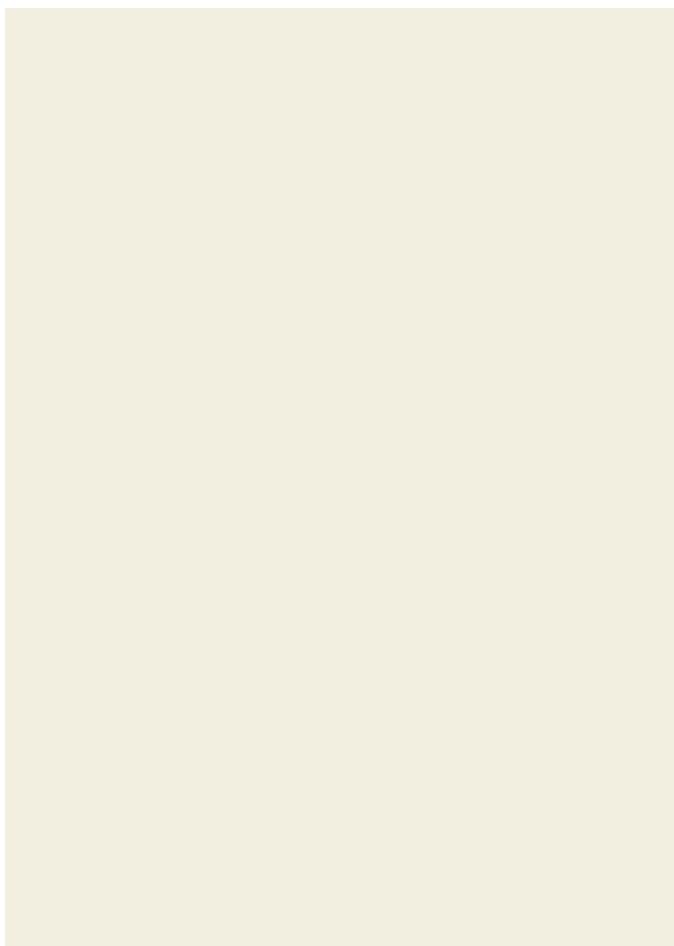
Situated literally seconds from the hospital, the home is also perfectly placed for local shops, public transport links, and major road networks, making travel effortless.

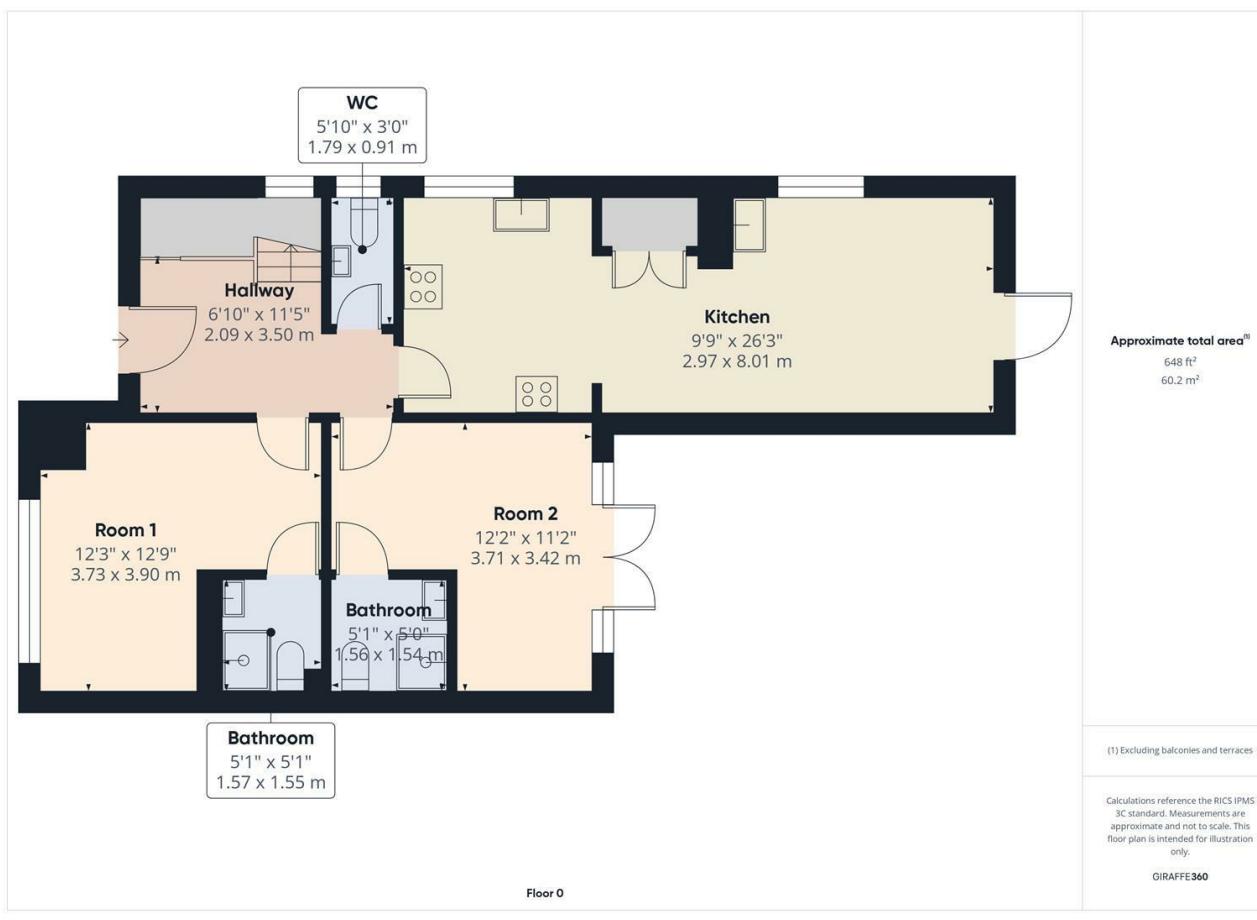
All bills are included – gas, electric, and water – for just £650 per month.

Viewings are highly recommended to fully appreciate the quality and location of this room.

Don't miss out – rooms of this standard and location go quickly.







These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(A) plus	A		
(B) plus	B		
(C)	C		
(D)	D		
(E)	E		
(F)	F		
(G)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	72	

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(A) plus	A		
(B) plus	B		
(C)	C		
(D)	D		
(E)	E		
(F)	F		
(G)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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