



2 Bed Apartment

22-23 Sadler Gate
Derby
DE1 3NL

£995 Per Calendar Month

Fletcher
& Company

22-23 Sadler Gate
Derby
DE1 3NL



- AVAILABLE IMMEDIATELY • FULLY FURNISHED PROPERTY • TWO BEDROOMS AND TWO BATHROOMS • CAN BE OFFERED BILLS INCLUSIVE • VIEWINGS AVAILABLE IMMEDIATELY • STYLISH AND CONTEMPORARY • CLOSE TO ALL AMENITIES • CLOSE TO ALL METHODS OF TRANSPORT • SITUATED IN THE HEART OF DERBY CITY • VIEWING ADVISED TO APPRECIATE THE QUALITY OF THIS APARTMENT

Available Immediately - A stunning Two Bedroom, two bathroom, fully furnished 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. The open-plan design and contemporary furnishings create a stylish and inviting atmosphere, perfect for city living.

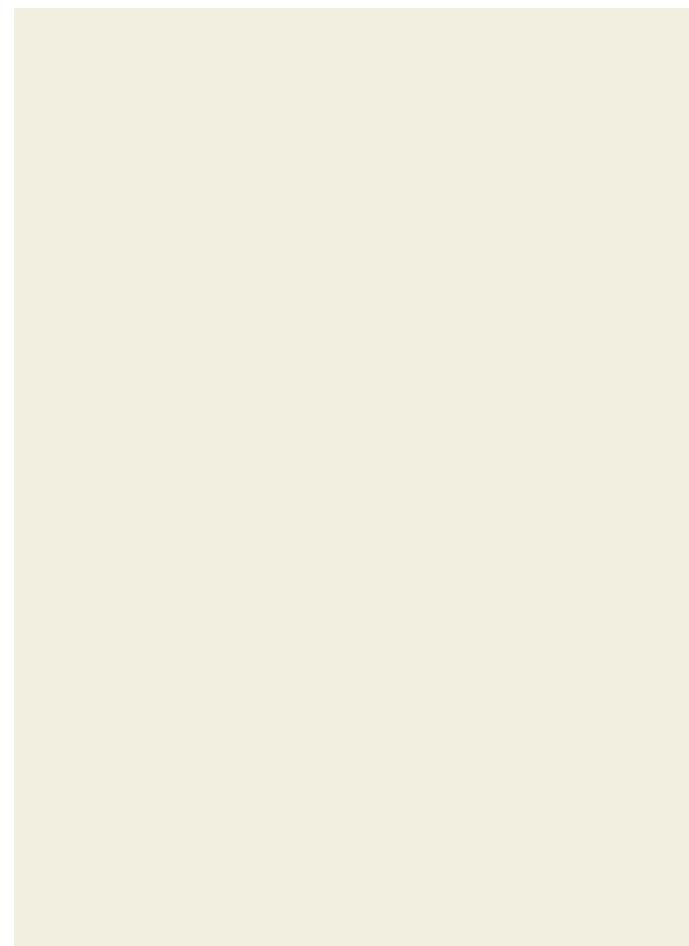
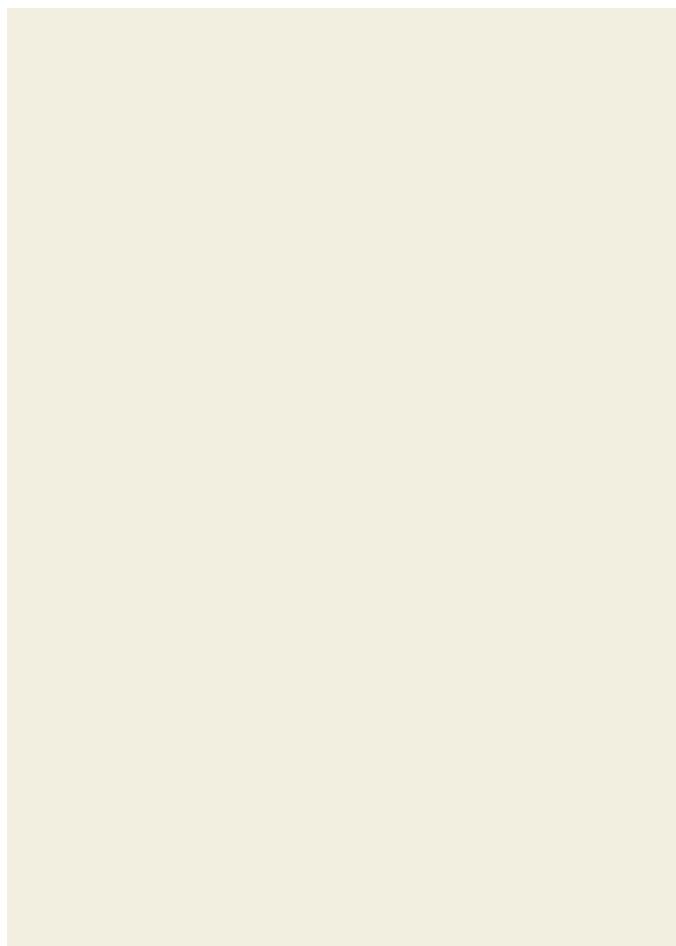
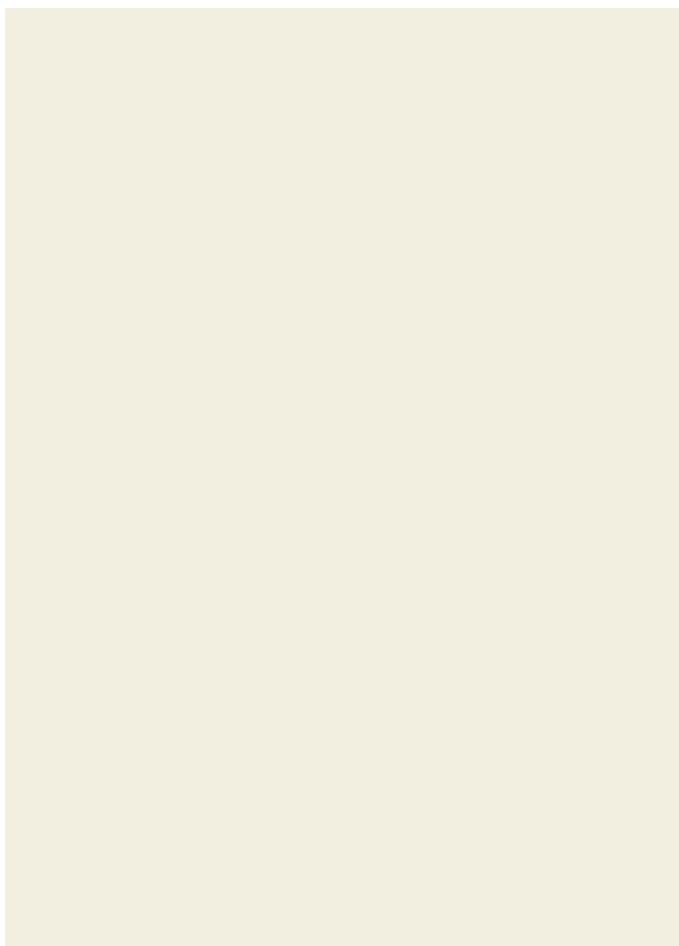
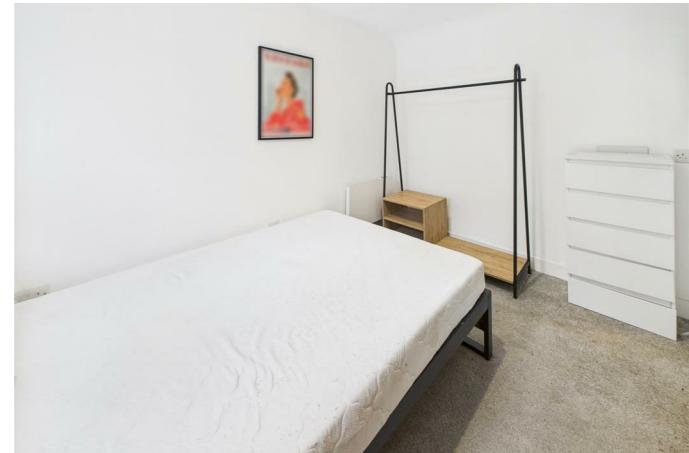
Sadler Gate is the vibrant and independent heartbeat of Derby. Residents are just steps away from a diverse array of independent boutiques, artisan delis, and a bustling cafe and restaurant scene. The area is home to award-winning food and drink establishments, from charming coffee shops to a variety 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).

We can also offer a bills included package, please enquire with the branch if you are interested.







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.

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

T: 01332 843390

E: duffield@fletcherandcompany.co.uk
www.fletcherandcompany.co.uk



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(A) plus	A		
(B) (9.1)	B		
(C) (8.0)	C		
(D) (7.0)	D		
(E) (6.0)	E		
(F) (5.0)	F		
(G) (4.0)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	56	69

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(A) plus	A		
(B) (9.1)	B		
(C) (8.0)	C		
(D) (7.0)	D		
(E) (6.0)	E		
(F) (5.0)	F		
(G) (4.0)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Fletcher
& Company