

## 1 Bed Room

Room 1, 40 Radcliffe Drive, Derby, Derbyshire, DE22 3LA

£425 Per Calendar Month

Approx 143.00 sq ft



- Single Occupants Only
- Deposit Replacement Option
- Close to RDH
- All Utility Bills / Wifi Included
- Furnished Double Room
- Available Now

Welcome to Room 1, Radcliffe Drive, Derby! This charming property offers a cozy and fully furnished room, perfect for those seeking a comfortable and convenient living space. With 1 bedroom and 131 sq ft of space, this room provides a snug and welcoming atmosphere.

Situated in a prime location, this property offers parking for 1 vehicle, ensuring that you have easy access to transportation and convenience. Additionally, the deposit replacement option makes moving in hassle-free and straightforward.

Rest assured the kitchen is fully equipped with two fridges, washer/dryer and a dishwasher.

One of the standout features of this property is that all utility bills and wifi are included, allowing you to enjoy a stress-free living experience without the worry of additional costs. This is a fantastic opportunity to reside in a well-equipped and well-maintained property that caters to your every need.

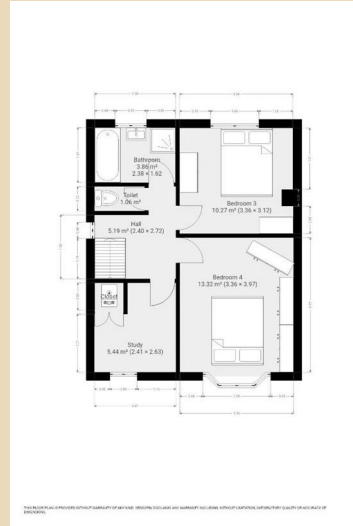
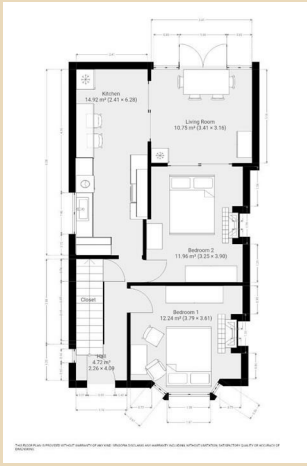
Don't miss out on the chance to make this lovely room your new home. With its ideal location, inclusive amenities, and comfortable furnishings, this property is truly a hidden gem. Contact us now to arrange a viewing and secure this wonderful living space for yourself.





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 Attain Properties Limited nor any person employed has any authority to 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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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 Attain Properties Limited nor any person employed has any authority to 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.