



### 1 Bed Room

**Room 3, 32 Montague Way, Chellaston, Derby, DE73 5AS**

**£425 Per Calendar Month**

**Approx 91.00 sq ft**



**ATTAIN**  
PROPERTIES

[attain-properties.co.uk](http://attain-properties.co.uk)

- House share
- 1 Occupier per room
- Close to Rolls Royce
- Free street parking
- Deposit Replacement Option Available
- All Bills & SuperFast Wifi included

Welcome to this charming new build room located on Montague Way in the desirable area of Chellaston, Derby. This property offers a modern living experience, perfect for individuals seeking comfort and convenience. With a well-proportioned area of 91 square feet, this room is designed to maximise space while providing a cosy atmosphere.

The property features one bedroom, ideal for a single occupant or a couple looking for a stylish and low-maintenance living option. The new build status ensures that you will benefit from contemporary fixtures and fittings, creating a fresh and inviting environment.

One of the standout features of this property is the ample parking available for two vehicles, making it an excellent choice for those with cars. Additionally, a shared garage space is included, providing extra storage or parking options.

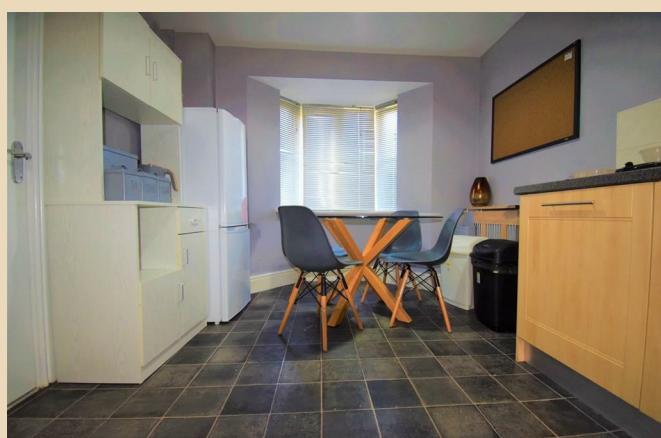
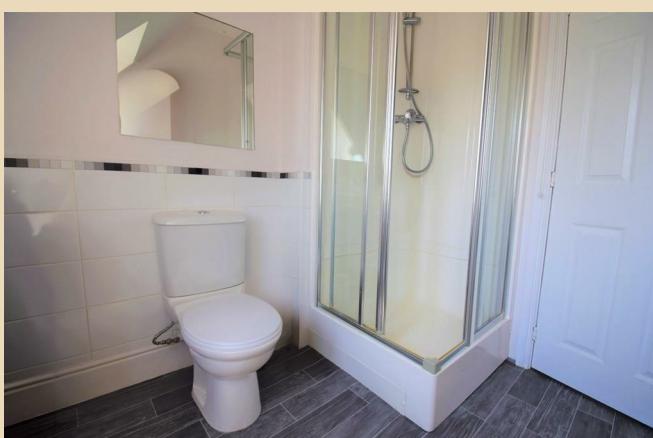
Situated in close proximity to Rolls Royce, this location is particularly appealing for professionals working in the area. The property also offers a deposit replacement option with Reposit for just £150, making it easier for you to secure your new home without the burden of a traditional deposit.

All bills are included in the rental price, along with superfast Wi-Fi, ensuring that you can enjoy a hassle-free living experience. This room is perfect for those who value convenience and modern living in a vibrant community.

In summary, this new build room on Montague Way is an excellent opportunity for anyone looking to rent in Chellaston, Derby. With its modern amenities, convenient location, and inclusive bills, it is a property not to be missed.

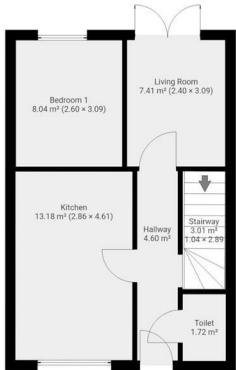
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None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

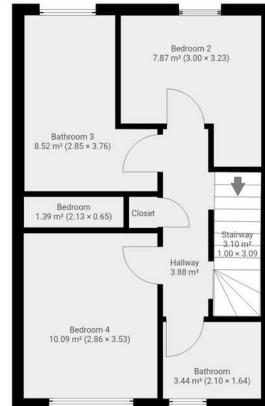


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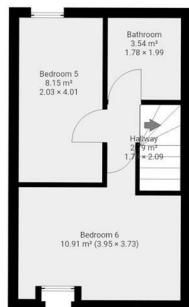
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	74	
(55-68) <b>D</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	

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