



1 Bed Room

Room 4, 32 Montague Way, Chellaston, Derby, DE73 5AS

£450 Per Calendar Month

Approx 107.00 sq ft



ATTAIN
PROPERTIES

attain-properties.co.uk

- House share
- 1 Occupier per room
- All bills and SuperFast Wifi Included
- Free street parking
- Deposit Replacement Option Available! (£150)
- Shared Garage Space

Nestled in the charming area of Chellaston, Derby, this delightful new build detached house on Montague Way offers a perfect blend of modern living and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a comfortable and stylish home.

Spanning an impressive 107 square feet, the interior is designed with contemporary aesthetics in mind, providing a welcoming atmosphere. The property boasts high-speed internet, ensuring that you remain connected for both work and leisure, with the added benefit of all bills included for your peace of mind.

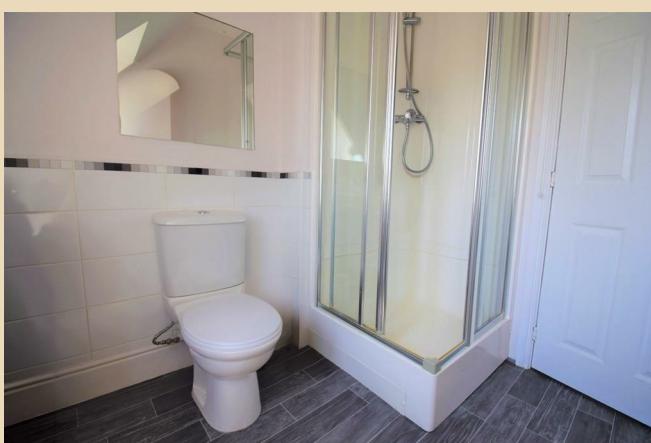
For those with vehicles, the property offers parking space for two cars, a valuable feature in today's busy world. Additionally, the option for a deposit replacement through Deposit, at a modest £150, makes moving in even more accessible.

Situated in close proximity to Rolls Royce, this location is particularly appealing for professionals working at the renowned company, as well as those who appreciate the vibrant community and amenities that Chellaston has to offer.

This new build property is not just a house; it is a home that promises comfort, convenience, and a modern lifestyle. Do not miss the opportunity to make this charming residence your own.

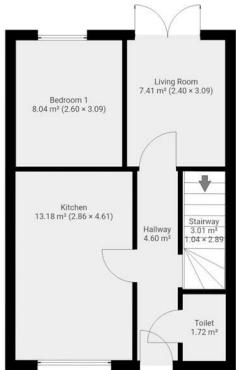
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give Attain Properties Limited nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

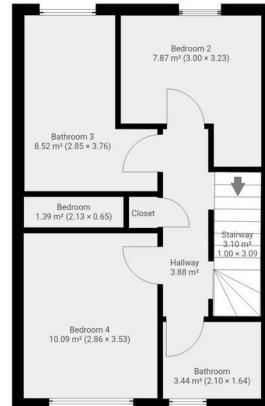


These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give Attain Properties Limited nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

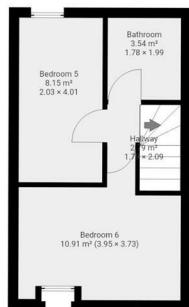
None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSIOPA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSIOPA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSIOPA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		89
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.