

IRON GATE, DERBY

PRICE £750 PER MONTH

1 BEDROOM | 1 BATHROOM | 1 RECEPTION



WELCOME TO IRON GATE

CATHEDRAL QUARTER – ALL BILLS INCLUDED (EXCLUDING COUNCIL TAX & WI-FI) – A stylish, fully furnished studio apartment within the boutique Iron Gate Studios development, on one of Derby's most prestigious and characterful streets. Surrounded by period architecture, cobbled charm and the city's finest independent cafés, cocktail bars and restaurants, this is refined city centre living at its very best. With bills included in the monthly rent, the apartment offers effortless, hassle-free living with one simple payment and no utility admin. Ideally suited to the discerning professional seeking a stylish lock-up-and-leave home in the heart of the city, early viewing is highly recommended.

THE DETAIL

The Detail
A beautifully presented studio apartment within this boutique development at Iron Gate Studios.

The apartment offers a well designed open-plan layout, combining the living, sleeping and kitchen areas within one stylish space. It is offered fully furnished, so an incoming tenant can simply move in and settle straight away.

A real benefit of this property is the all-inclusive rental package, with bills included in the monthly rent, excluding council tax and Wi-Fi. There is no need to set up and manage utility accounts, and monthly outgoings are clear and certain.

The Location

Iron Gate is one of Derby's most historic and sought-after streets, at the heart of the Cathedral Quarter beside Derby Cathedral. The area is renowned for its independent shops, artisan coffee houses, bars and restaurants. The Market Place, Derbion shopping centre, Derby Theatre and the Museum of Making are all within easy walking distance.

For green space, Darley Park and the riverside paths along the River Derwent are only a short stroll away, leading to the Darley Abbey Mills World Heritage Site.

Derby Railway Station and the bus station are both within walking distance, with swift access to the A38, A52 and M1 motorway. The location is also well placed for the University of Derby, the Royal Derby Hospital,

CB+CO





Pride Park and Rolls Royce.

Reservation Fee & Deposit

A one-week holding fee is required, which will be deducted from the first month's rent upon successful application.

A five-week security deposit is required, which will be lodged with the Deposit Protection Service (DPS).
Landlord ID: 4777942

CB+CO





THE PARTICULARS

APPROX

sq ft

EPC RATING

D

COUNCIL TAX BAND

A

- Stylish Furnished Studio Apartment
- All Bills Included Excluding Council Tax And Wi-Fi
- Boutique Iron Gate Studios Development
- Prestigious Cathedral Quarter Location
- Open-Plan Living, Sleeping And Kitchen Area
- Surrounded By Independent Cafés, Bars And Restaurants
- Short Walk To Darley Park And Riverside Paths
- Walking Distance To Derby Railway And Bus Stations
- Ideal For Professionals Seeking Lock-Up-And-Leave Living
- Available Immediately - Early Viewing Highly Recommended

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DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

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