



35 Shaws Green, Derby, DE22 3HF

£525 Per month





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# 35 Shaws Green

## Derby, DE22 3HF

- First Floor Studio Apartment With Open-Plan Layout
- Positioned To The Front With Outlook Over Green Open Space
- Bathroom With White Three-Piece Suite And Shower Over Bath
- Light And Practical Layout Designed For Easy Day-To-Day Living
- Easy Access Into Derby City Centre And Local Amenities
- Open-Plan Living And Separate Bedroom Area
- Separate Fitted Kitchen With Wall And Base Units
- Two Built-In Storage Cupboards Providing Useful Additional Space
- Within Walking Distance To University of Derby
- Well-Positioned Within Shaws Green In A Convenient Residential Setting

**WELL-POSITIONED STUDIO APARTMENT OVERLOOKING GREEN SPACE —** Located within Shaws Green, this first-floor studio apartment offers a practical and well-balanced living space, ideal for those seeking convenience close to the city. Positioned within walking distance of University of Derby and with easy access into Derby city centre, the property is well suited to students and professionals alike.

The apartment benefits from a bright, open-plan layout, combining living and sleeping space with a pleasant outlook over a green to the front. With a functional kitchen, well-proportioned bathroom, and useful storage throughout, this is a straightforward, low-maintenance home in a well-connected location.



The Detail

The Location

Reservation Fee & Deposit



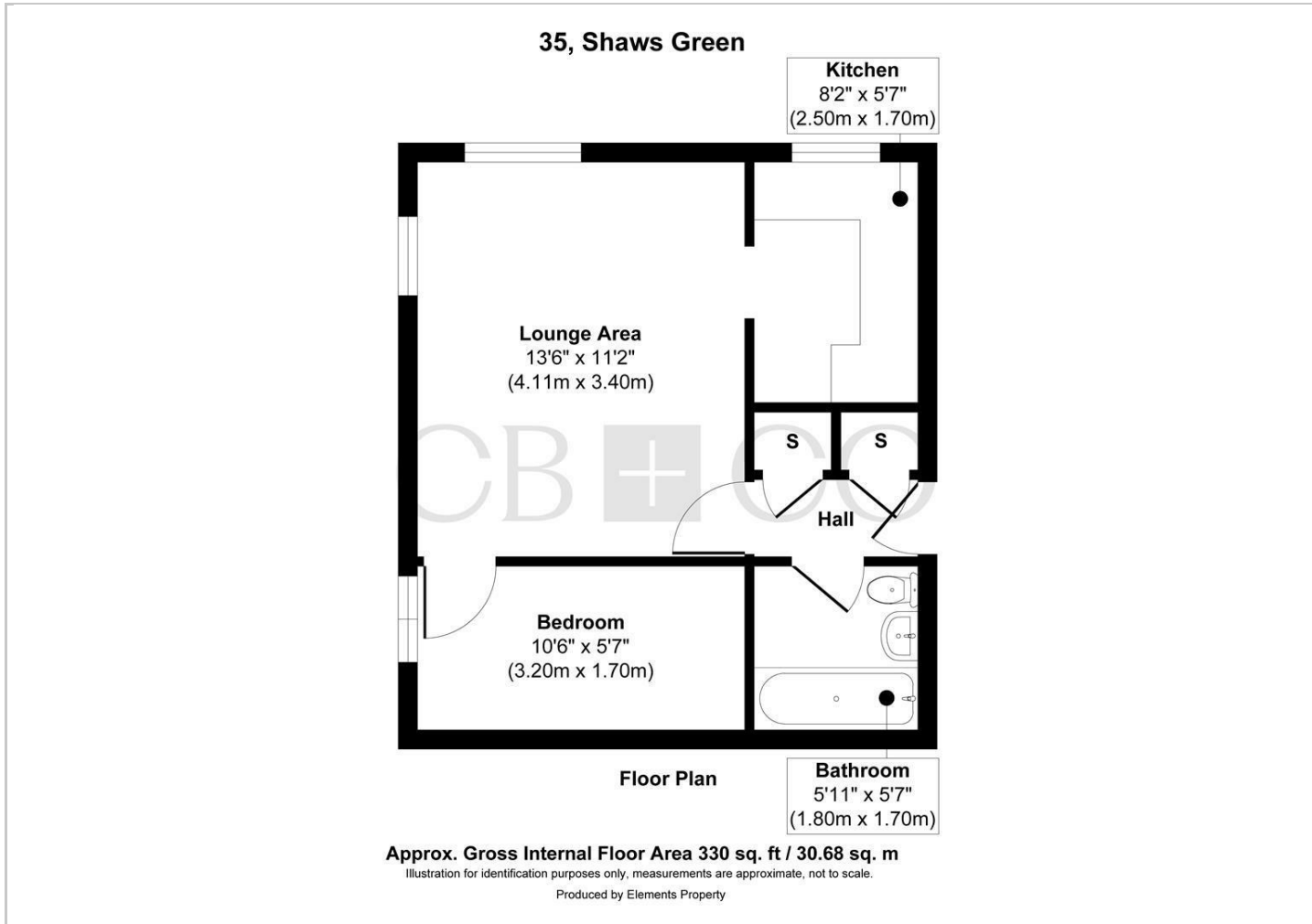


Directions

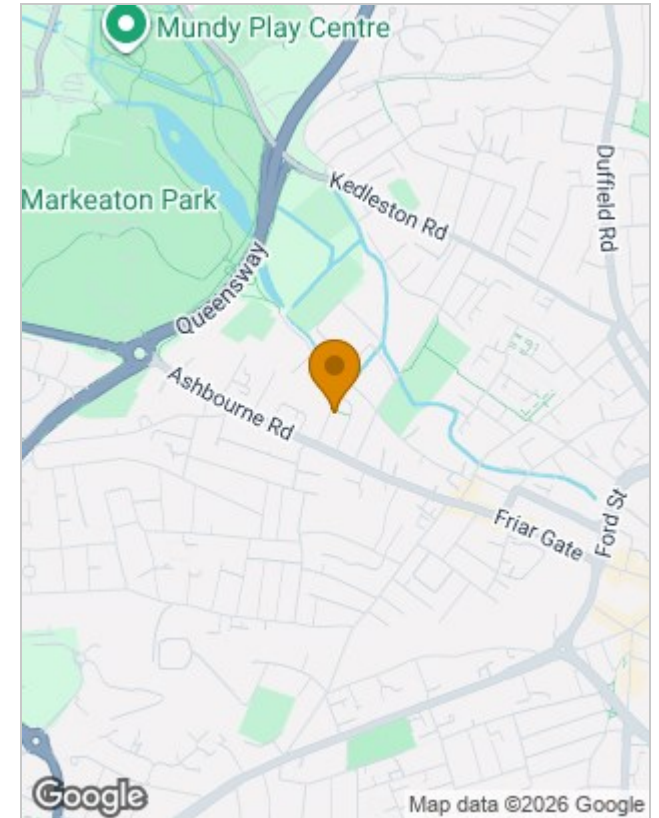




## Floor Plans



## Location Map



## Energy Performance Graph

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

## Viewing

Please contact our Lettings Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.