



## 93 CURZON STREET DERBY, DE1 1LP

£549 PER MONTH

**\*\*LARGE ENSUITE ROOM AVAILABLE\*\***

Looking for a studio style room with ALL BILLS INCLUDED? Look no further this is the perfect choice!

Ideal for a working professional (single or couple) seeking a high-quality ensuite room with a brand-new private bathroom, all bills included for stress free living.

Located nearby the town centre and local shops, this property couldn't be more convenient. The spacious ensuite room comes fully furnished with a comfortable double bed, drawers, ample wardrobe space, and a dedicated desk area, all finished to an immaculate standard.

You'll also enjoy access to a large, modern kitchen and a open shared living room. Perfect for relaxed evenings in.

ONLY 1 ROOM LEFT! These rooms are in high demand, so enquire today to secure yours.



**THE  
STUDENT LETTING  
SPECIALIST**



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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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