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1 Bed Flat

Room 1, 507 Uttoxeter  
New Road  
Derby  
DE22 3ND

£595

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**Fletcher**  
& Company

# Room 1, 507 Uttoxeter New Road Derby DE22 3ND



- AVAILABLE IMMEDIATELY • FULLY FURNISHED ROOM WITH BILLS INCLUDED (GAS, WATER AND ELECTRIC) • WITHIN SECONDS FROM DERBY ROYAL HOSPITAL • WALKING DISTANCE TO LOCAL AMENITIES • PUBLIC TRANSPORT NEARBY • CLOSE TO ALL MAJOR ROAD NETWORKS • ON STREET PARKING NEARBY • COMMUNAL KITCHEN AND APPLIANCES • MODERN KITCHEN WITH MODERN APPLIANCES • DINING/ SITTING AREA

AVAILABLE IMMEDIATELY – Premium En-Suite Room Seconds from Derby Royal Hospital

Discover exceptional living with this beautifully presented, fully furnished en-suite room located just moments from the Derby Royal Hospital – an unbeatable location ideal for healthcare professionals or anyone seeking convenience and comfort.

This modern property offers a welcoming double bedroom complete with quality furnishings, including a double bed with mattress, bedside unit, spacious wardrobe, and chest of drawers. The private en-suite shower room is tastefully designed, providing both style and convenience.

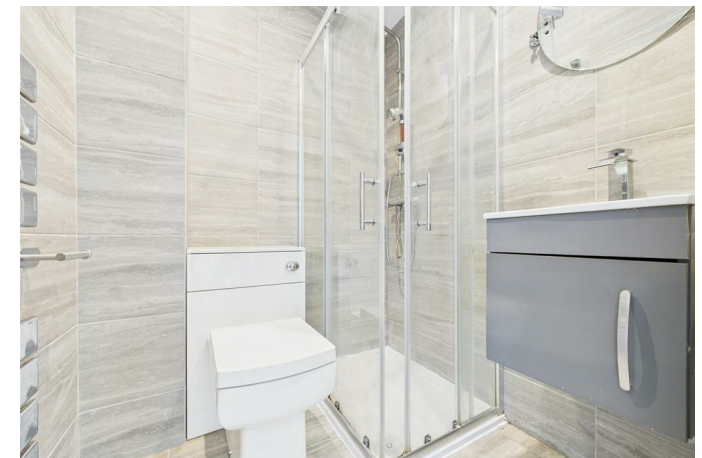
Residents benefit from access to a contemporary, fully equipped kitchen featuring two cooking stations, ample storage, and a comfortable dining/seating area – perfect for relaxing after a long day.

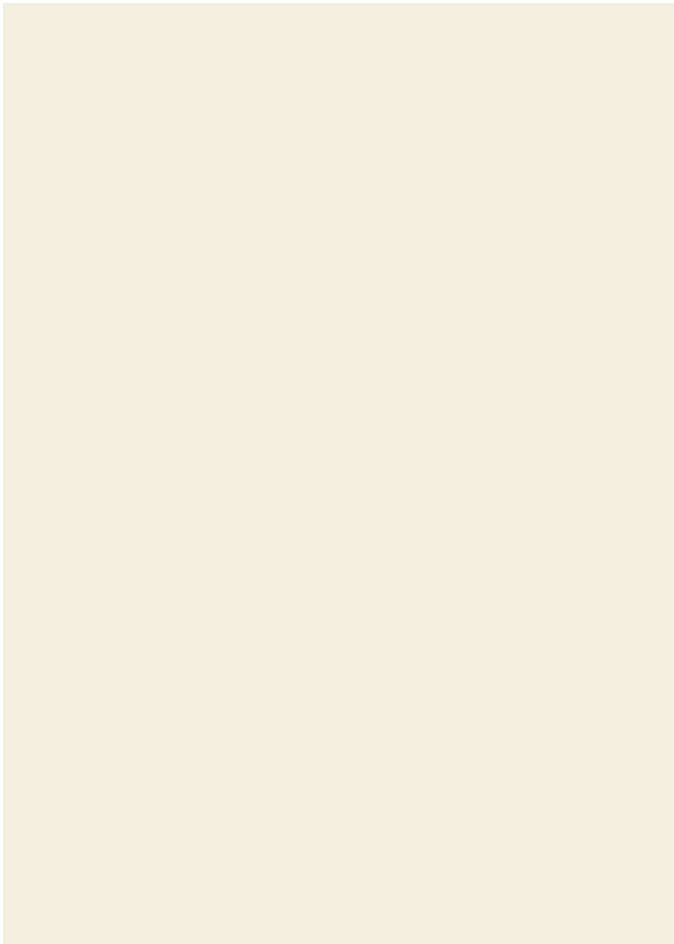
Situated literally seconds from the hospital, the home is also perfectly placed for local shops, public transport links, and major road networks, making travel effortless.

All bills are included – gas, electric, and water – for just £595 per month.

Viewings are highly recommended to fully appreciate the quality and location of this room.

Don't miss out – rooms of this standard and location go quickly.

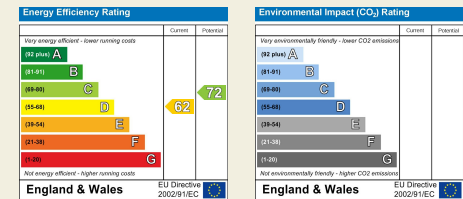
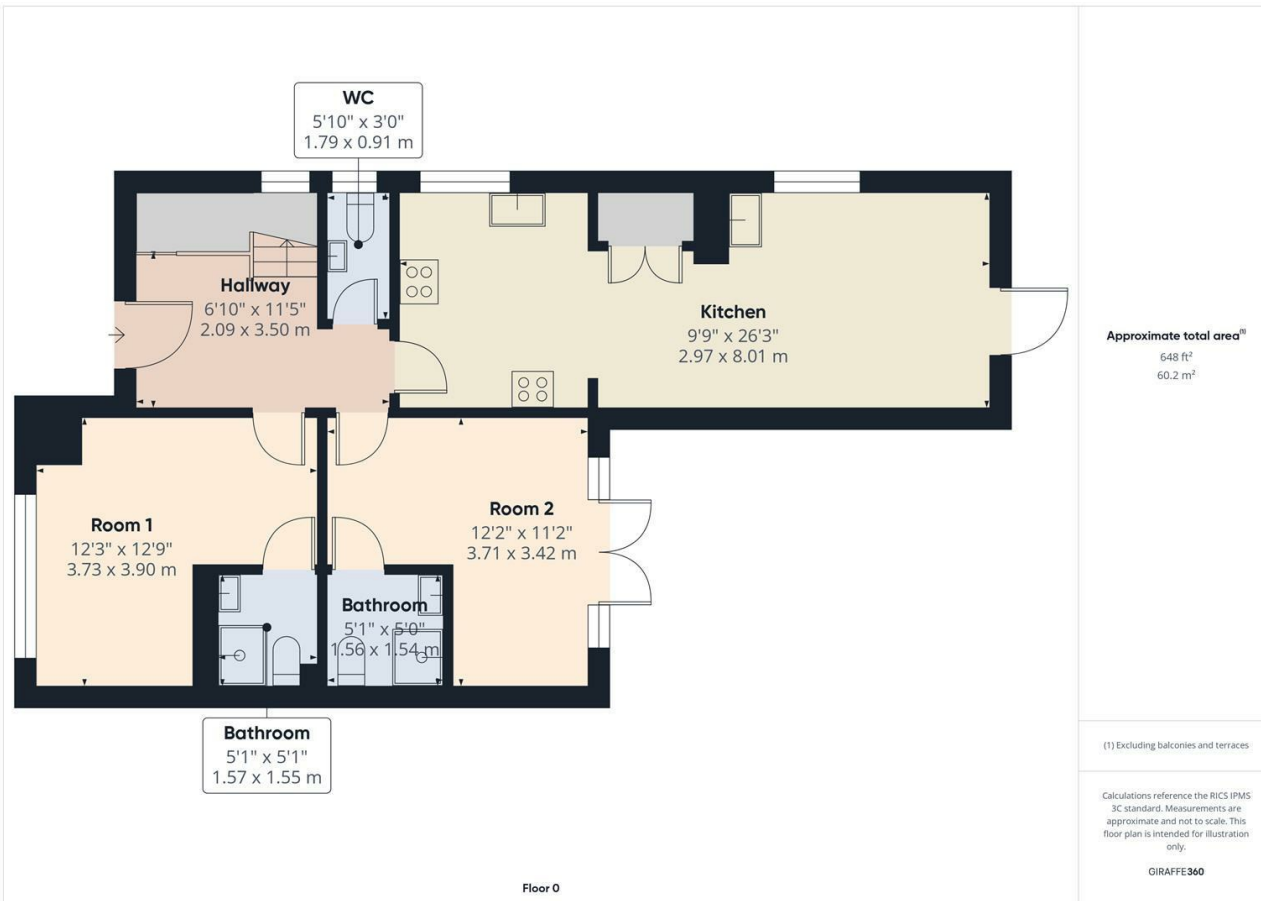




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