

## 1 Bed Room

Room 8, 4 Vernon Street, Derby, DE1 1FR

£600 Per Month

Approx 210.00 sq ft



- Fully furnished en-suite room
- Deposit replacement option available
- Intercom telephone system
- Communal parking available
- Close to city centre
- All bills included

Welcome to Room 8, located on the vibrant Vernon Street in Derby. This exceptional property offers a unique opportunity to reside in a fully furnished en-suite room within a brand new development. With a total of 13 bedrooms and 13 bathrooms, this accommodation is designed to provide both comfort and convenience.

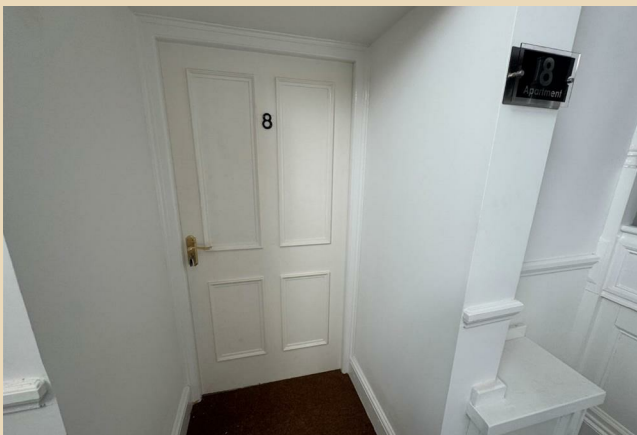
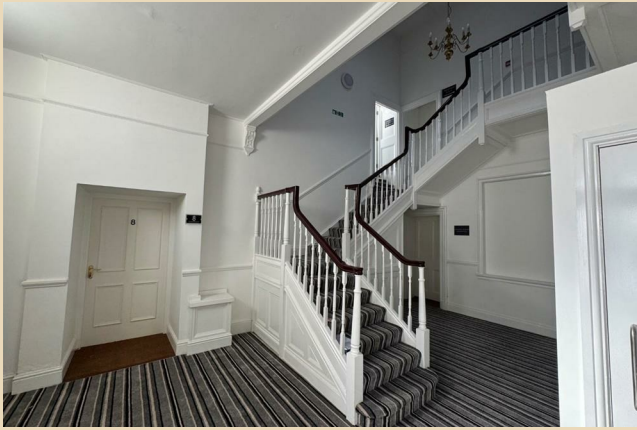
The room is thoughtfully furnished, ensuring that you have everything you need for a pleasant living experience. The en-suite bathroom adds an extra layer of privacy and convenience, making it ideal for those who appreciate their own space. The property also features an intercom telephone system, enhancing security and ease of access.

For those who require parking, there is a designated space available for one vehicle, along with communal parking options for guests. One of the standout features of this property is that all bills are included, allowing for a hassle-free living experience without the worry of additional costs.

Situated close to the city centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities. This prime location makes it perfect for individuals seeking a lively urban lifestyle while still enjoying the comforts of home.


Additionally, a deposit replacement option is available through Reposit, providing flexibility for those looking to secure their new living space without the burden of a traditional deposit.

In summary, Room 8 on Vernon Street is an excellent choice for anyone seeking modern, fully furnished accommodation in Derby. With its prime location, all-inclusive bills, and contemporary amenities, this property is sure to impress. Don't miss the chance to make this your new home.



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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>	<b>27</b>	<b>30</b>
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.