

1 Bed Apartment

40 Sadler Gate
DE13NQ

£550 Per Month

Fletcher
& Company

40 Sadler Gate
DE13NQ

1 1 1

• Available Immediately • All Bills Included • Fully Furnished To A High Standard • Central Location - Sadler Gate< Derby City Centre • High Specification Throughout • Stylish Communal Kitchens With New Appliances • Own En-Suite • Walking Distance To The Bus & Train Stations • Secure Entrance • A Simply Brilliant Location

Occupying one of Derby's most prestigious and sought-after locations, this beautifully appointed en-suite double room forms part of an exceptional newly refurbished six-bedroom house share, offering an outstanding opportunity to enjoy luxury living in the very heart of the city's historic Cathedral Quarter.

Situated on the renowned Sadler Gate, the property is surrounded by an outstanding selection of independent cafés, award-winning restaurants, stylish bars, boutique shops and cultural attractions, all quite literally on your doorstep. Excellent transport links, the city centre, Derby Railway Station and major road networks are all within easy reach, making this an ideal location for those seeking both convenience and an enviable lifestyle.

Having undergone an extensive, no expense spared refurbishment, the property has been finished to an exceptional standard throughout. This generously proportioned double bedroom benefits from its own beautifully appointed private en-suite shower room, creating an ideal balance of privacy, comfort and contemporary design, while sharing the house with five further en-suite bedrooms.

The communal kitchens are thoughtfully designed with high quality cabinetry, modern integrated appliances and generous preparation space, providing an inviting environment to cook, dine and socialise. A separate additional kitchenette further enhances convenience for residents.

The room has been carefully furnished with stylish contemporary pieces and premium finishes, creating a sophisticated living environment ready to move straight into.

Whether you're enjoying the vibrant atmosphere of Sadler Gate, meeting friends in










Salamander
Body Piercing Academy
WARHAMMER



Approximate total area(1)

310 ft²

28.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

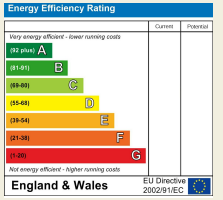
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this 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.

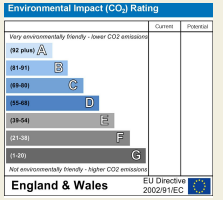
Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

T: 01332 843390
E: duffield@fletcherandcompany.co.uk
www.fletcherandcompany.co.uk

BRITISH PROPERTY AWARDS 2020 ★★★★★ GOLD WINNER ESTATE AGENT IN DERBY (SUBURBS)

UNITED KINGDOM PROPERTY AWARDS REAL ESTATE ★★★★★ BEST ESTATE AGENCY SINGLE OFFICE DERBYSHIRE Fletcher & Company 2020-2021





Fletcher & Company