



145 WATSON STREET DERBY, DE1 3SJ

£550 PER MONTH

****BRAND NEW ENSUITE ROOM AVAILABLE NOW - FOR PROFESSIONALS – ALL BILLS INCLUDED****

A spacious, newly renovated ensuite room ideal for WORKING PROFESSIONALS seeking high-quality, stress-free living. Finished to an immaculate standard, this modern room offers stylish open plan living with a brand-new kitchen, contemporary décor, and a sleek ensuite bathroom.

The room is fully furnished with a comfortable double bed, wardrobe, drawers, dedicated desk area, built-in TV stand, and conveniently placed power sockets. The spacious layout creates excellent separation between the sleeping and living areas, providing both space and privacy.

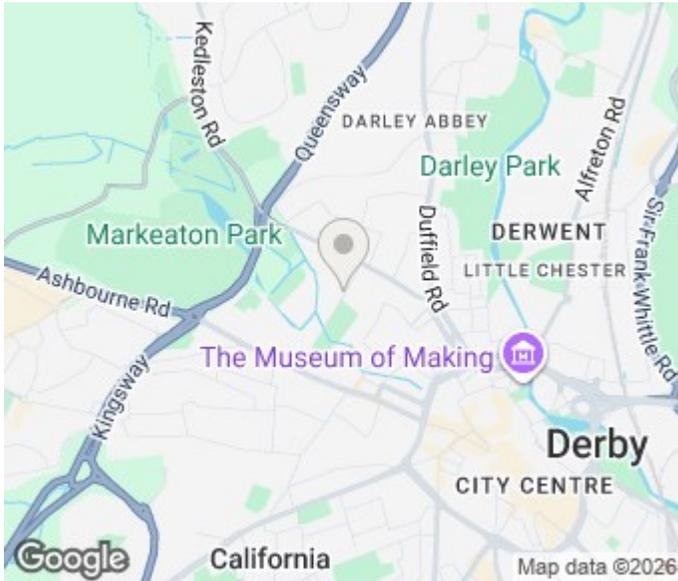
Residents also benefit from access to an additional large, modern kitchen and an open shared living room.

Ideally located just moments from shops, restaurants, transport links, town centre and local amenities, while still offering a peaceful retreat. BONUS Free street parking right outside.

ONLY 1 ROOM LEFT – HIGH DEMAND. ENQUIRE TODAY.



**THE
STUDENT LETTING
SPECIALIST**



| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 75 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | 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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