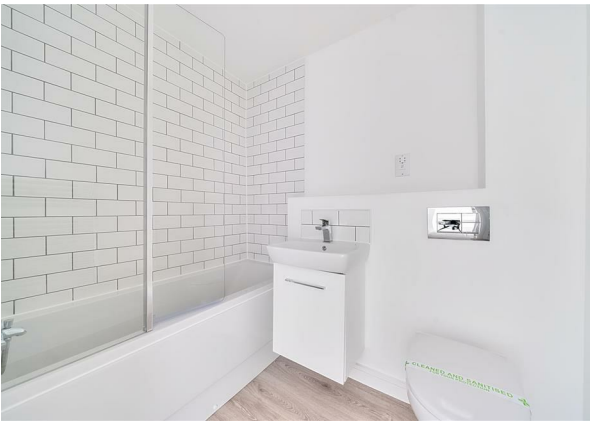


Apt 63 Dalton House, Derby, Derbyshire, DE1 2BF

£890 Per month

Council Tax Band: A



Welcome to Dalton House, an exquisite apartment located in the vibrant city of Derby. This modern residence, built in 2024, offers a perfect blend of contemporary design and comfortable living.

The apartment features a well-appointed reception room, ideal for entertaining guests or enjoying a quiet evening at home. The single bedroom provides a peaceful retreat, complete with ample space for relaxation and rest. The bathroom is thoughtfully designed, ensuring convenience and comfort for daily routines.

Dalton House is situated in a prime location, making it easy to access local amenities, shops, and transport links. Whether you are a first-time buyer or looking to invest, this apartment presents an excellent opportunity to own a stylish home in a thriving area.

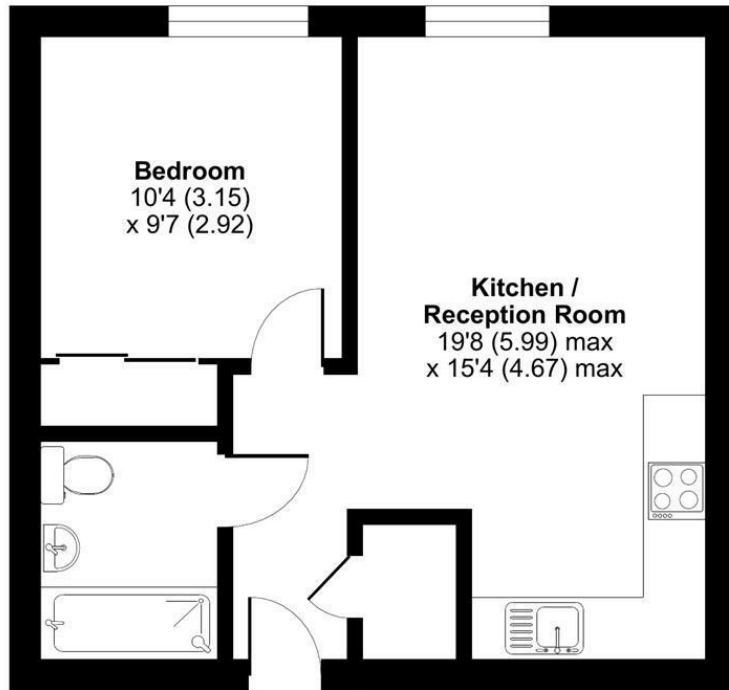
With its modern features and prime location, this property is sure to appeal to those seeking a contemporary lifestyle in Derby. Don't miss the chance to make this delightful apartment your own.



13 Sherrard Street, Melton Mowbray, Leicestershire, LE13 1XH  
 0333 242 3760  
 Beth@houseandhomebespoke.co.uk

**Bilsborrow Avenue, Derby, DE1**

Approximate Area = 426 sq ft / 39.5 sq m  
 For identification only - Not to scale



**FOURTH FLOOR**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2024. Produced for House and Home Bespoke. REF: 1083224

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>81</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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	