



Affitto Estate Agents are delighted to offer this FULLY-FURNISHED, ONE-BEDROOM APARTMENT, ideally located in the heart of Derby City Centre. This well-presented property offers modern, comfortable living within walking distance of a wide range of shops, restaurants, and excellent transport links.

The apartment opens into a spacious and tastefully decorated open-plan living and kitchen area. Large windows allow plenty of natural light to fill the space, creating a warm and inviting atmosphere. The lounge is furnished with stylish and practical pieces, making it an ideal space to relax or entertain.

The kitchen is fully fitted with a range of base and wall units, and comes complete with essential appliances including a hob, oven, washing machine, and fridge freezer.

The bedroom is a generously sized double, furnished to a high standard with a double bed, wardrobe, bedside tables, a chest of drawers, and a bedside lamp. The layout provides a comfortable and peaceful environment, perfect for unwinding after a busy day.

The bathroom is sleek and contemporary, featuring a full-size bathtub with a shower attachment, a toilet, and a hand wash basin, all finished with modern fixtures.

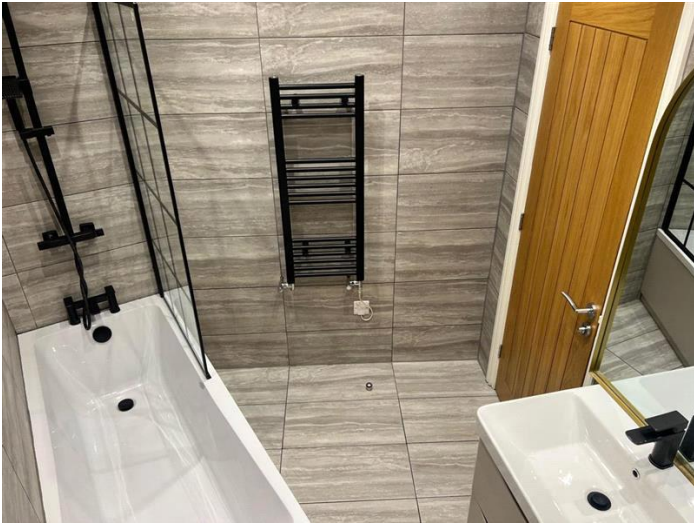
This apartment is perfectly suited to working professionals or individuals looking for stylish city living in a central location. With all the key amenities right on your doorstep and excellent public transport links, it offers both convenience and comfort.

CONTACT US TODAY to arrange a viewing!

Deposit: £1,096.15


Holding Deposit: £219.23





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.