



**1 Bed Studio**  
**Studio 1, 65 Stone Hill Road, Derby, DE23 6TJ**  
**£800 Per Calendar Month**  
**Approx 2734.06 sq ft**



- Deposit Replacement Option Available
- Brand New Studio
- All bills & Wifi Included
- Available Now
- Fully furnished to high standard
- Modern bathroom with shower
- Ideal for single professionals
- Viewing recommended

Welcome to Studio 1, located on the charming Stone Hill Road in Derby. This brand new studio offers a modern and stylish living space, perfect for individuals or couples seeking comfort and convenience. This studio is designed to maximise space and functionality.

The property features a well-appointed reception room that seamlessly integrates with the sleeping area, creating a versatile environment for both relaxation and entertaining. The studio includes a contemporary bathroom, ensuring that all your needs are met in one delightful space.

One of the standout features of this property is the availability of a deposit replacement option, making it easier for you to secure your new home without the burden of a traditional deposit. Additionally, all bills are included, providing you with peace of mind and simplifying your monthly budgeting.

Situated in a desirable area of Derby, this studio is well-connected to local amenities, transport links, and green spaces, making it an ideal choice for those who appreciate both urban living and the tranquillity of nature.

Whether you are a first-time renter or looking to downsize, Studio 1 offers a unique opportunity to enjoy modern living in a vibrant community. Do not miss the chance to make this exceptional studio your new home.

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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.



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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	82
(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	

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