



1 Bed Studio
Studio 2, 65 Stone Hill Road, Derby, DE23 6TJ
£800 Per Calendar Month

Approx sq ft



ATTAIN
PROPERTIES

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- 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 this exquisite luxury studio located at Studio 2, Stone Hill Road, Derby. This remarkable property offers a spacious living area, providing ample room for relaxation and creativity. The studio features a well-appointed reception room that seamlessly blends comfort and style, making it an ideal space for both entertaining guests and enjoying quiet evenings at home.

The bedroom area is thoughtfully designed to ensure a restful retreat, while the modern bathroom adds a touch of elegance to your daily routine. This studio is perfect for single renters seeking a sophisticated living environment in a vibrant area.

Conveniently available now, this property also offers a deposit replacement option, making it easier for you to secure your new home without the burden of a traditional deposit. The location on Stone Hill Road places you within easy reach of local amenities, transport links, and the charming attractions of Derby.

If you are looking for a luxurious and spacious studio that caters to your needs as a single renter, this property is not to be missed. Embrace the opportunity to make this stunning studio your new home.

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 Attain Properties Limited 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.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	82
(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	

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