1 Bed Flat

Room 5, 507 Uttoxeter
New Road
Derby
DE22 3ND

£550

Fletcher
& Company

# Room 5, 507 Uttoxeter New Road
# Derby
# DE22 3ND

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• Available Immediately • Modern & Well-Presented Room • Fully Furnished Room With Quality Furniture • Contemporary Shared Kitchen With Two Cooking Stations • Excellent Location On Uttoxeter New Road • Nicely Presented Shared Shower Room • Seconds From Derby Royal Hospital • Bills Included In The Rent • Public Transport & Amenities Right On Your Doorstep • Easy Access To A38, A52 & Major Road Networks

Available Immediately: Premium Room Seconds from Derby Royal Hospital

Discover exceptional living with this beautifully presented, fully furnished room located just moments from the Derby Royal Hospital, an unbeatable location ideal for healthcare professionals or anyone seeking convenience and comfort.

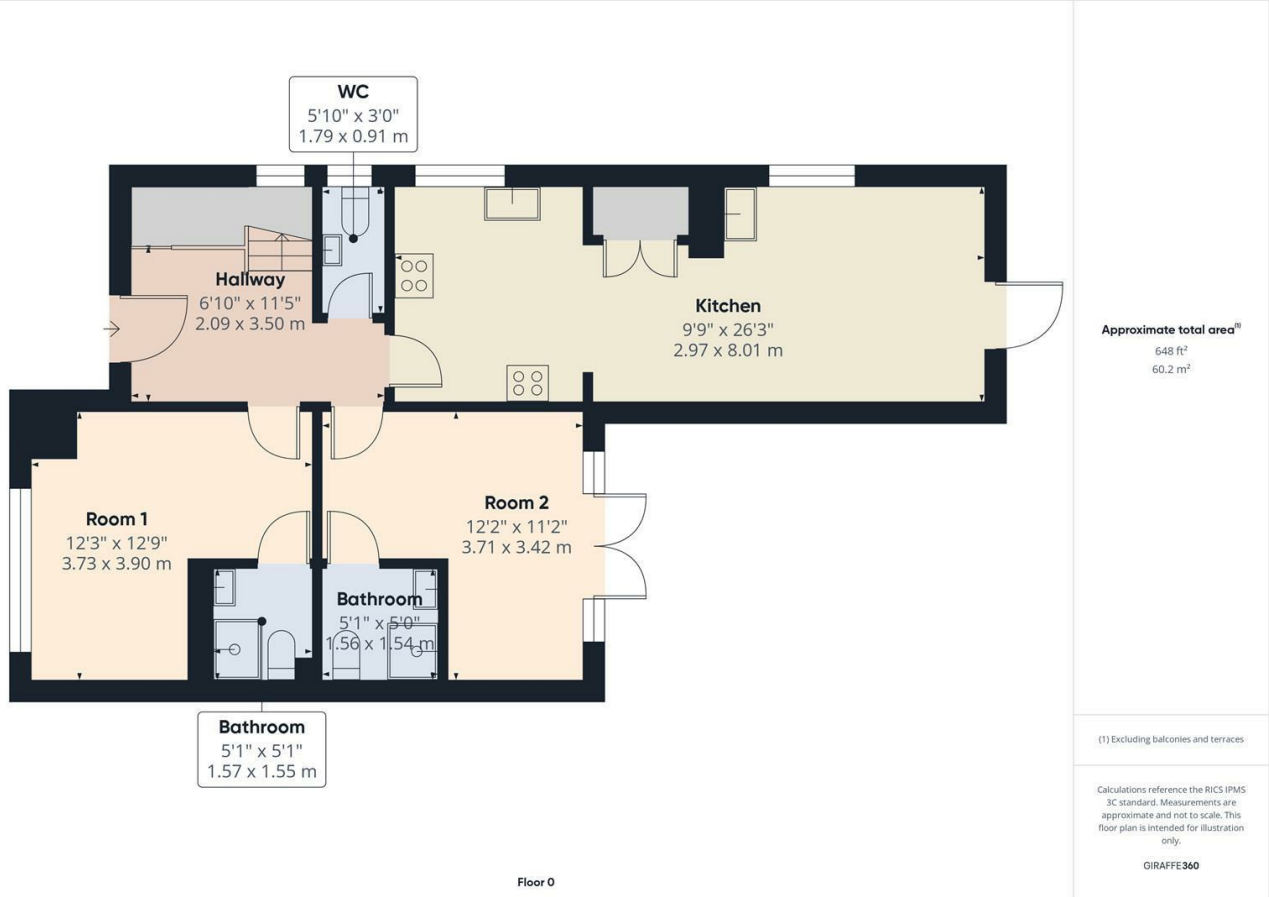
This modern property offers a welcoming double bedroom complete with quality furnishings, including a double bed with mattress, bedside unit, spacious wardrobe, and chest of drawers. The shower room is tastefully designed, providing both style and convenience.

Residents benefit from access to a contemporary, fully equipped kitchen featuring two cooking stations, ample storage, and a comfortable dining/seating area perfect for relaxing after a long day.

Situated literally seconds from the hospital, the home is also perfectly placed for local shops, public transport links, and major road networks, making travel effortless.

All bills are included: gas, electric, and water for just £595 per month.

Viewings are highly recommended to fully appreciate the quality and location of this room.
Don't miss out rooms of this standard and location go quickly.




**Approximate total area**(1)

648 ft²

60.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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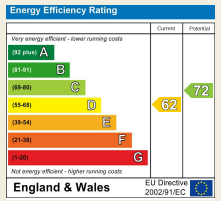


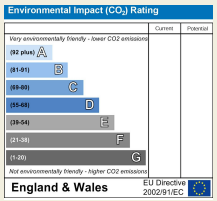


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