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1 Bed Flat

Room 3, 507 Uttoxeter  
New Road  
Derby  
DE22 3ND

£595 Per Calendar Month

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**Fletcher**  
& Company

Room 3, 507 Uttoxeter New Road  
Derby  
DE22 3ND



- AVAILABLE IMMEDIATELY
- MODERN & WELL-PRESENTED EN-SUITE ROOM
- FULLY FURNISHED ROOM
- CONTEMPORARY SHARED KITCHEN WITH TWO COOKING STATIONS
- EXCELLENT LOCATION ON UTTOXETER NEW ROAD
- PRIVATE FITTED EN-SUITE SHOWER ROOM
- SECONDS FROM DERBY ROYAL HOSPITAL
- ALL BILLS INCLUDED IN THE RENT
- PUBLIC TRANSPORT & AMENITIES RIGHT ON YOUR DOORSTEP
- EASY ACCESS TO A38, A52 & MAJOR ROAD NETWORKS

ONE ROOM LEFT- AVAILABLE IMMEDIATELY – Premium En-Suite Room Seconds from Derby Royal Hospital

Discover exceptional living with this beautifully presented, fully furnished en-suite 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 private en-suite 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.

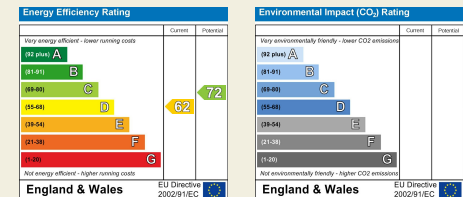
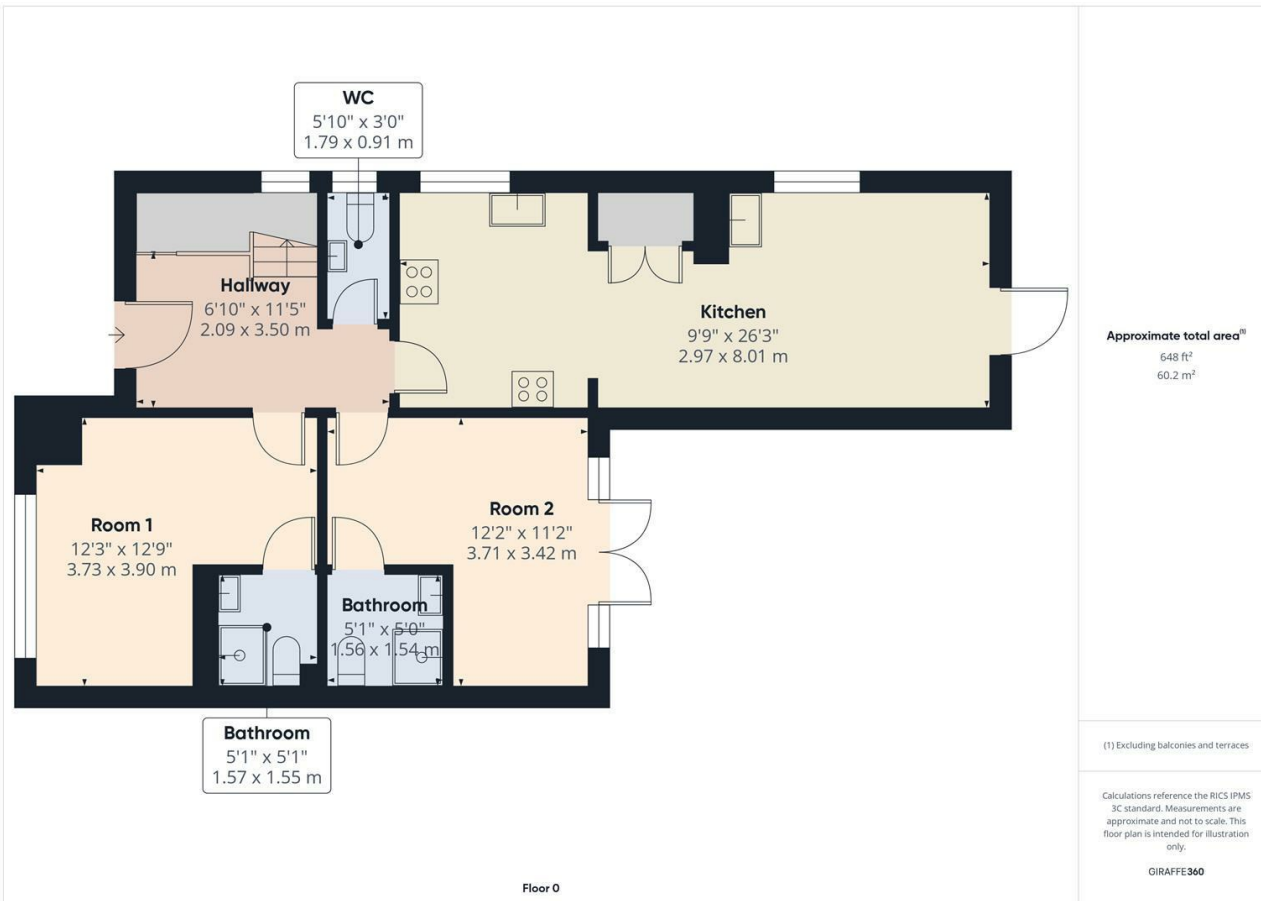




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