



## 1 Bed Room

**Room 2, 36 Palmerston Street, Derby, DE23 6PE**

**£450 Per Calendar Month**

**Approx 155.00 sq ft**

 1 
  1 
  0 
  E

- Deposit Replacement Option Available
- Close to Royal Derby Hospital
- Ground Floor Bedroom
- Seperate Locked Off-suite Bathroom
- Fully Furnished With Kitchenette
- Green Room's On Floorplan
- Available 21st September 2025
- 360 Virtual Tour On This Listing
- Bills Included\*

Want a Kitchenette in your Room with a separate Off-Suite?  
This property is also Close to Royal Derby Hospital!

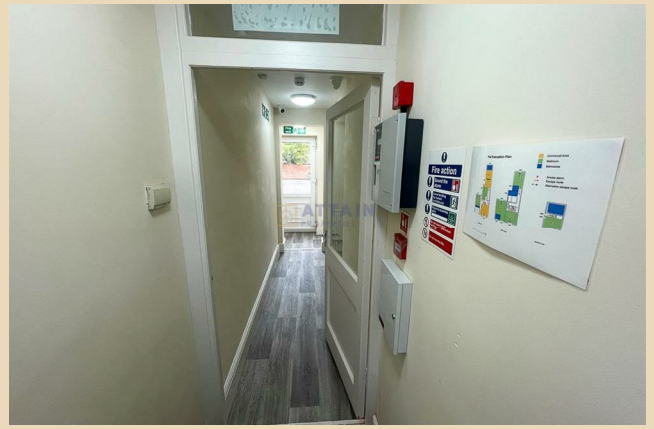
Check out the 360 Virtual Tour on the listing and ask us about our deposit replacement option.

Fully Furnished Property, Particulars Below.

\*Bills Included: Electric, Gas, Water, Council Tax, Internet.

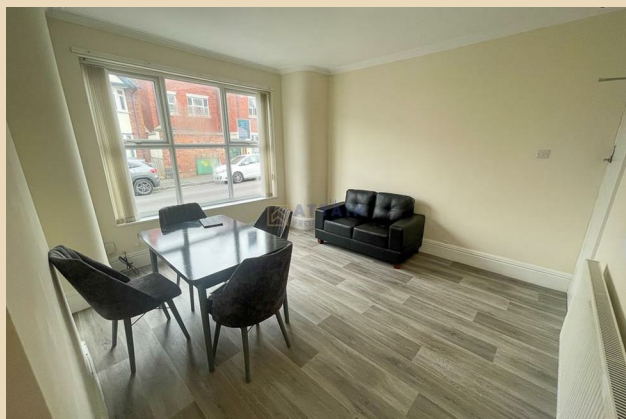
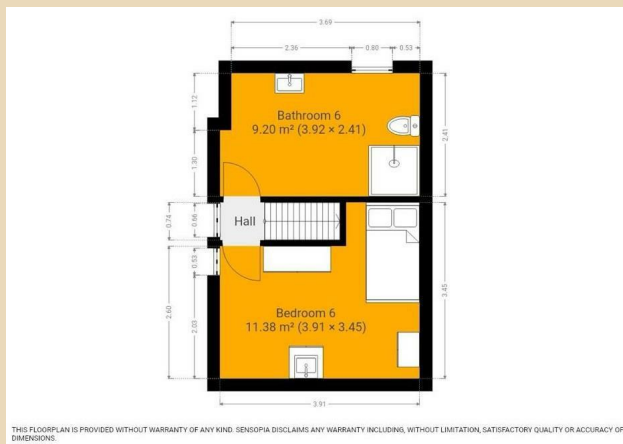
Shared Communal Living Room, Kitchen and Very Large Garden!

Enquire today so you don't miss out.



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.



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | 76        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | 51                         |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



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.