



## 0 Bed Studio

**Flat 11, 30 Empress Road, Derby, DE23 6TD**

**£400 Per Calendar Month**

**Approx 150.00 sq ft**

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- Studio flat, Empress Road
- Built in 1880, historic charm
- 150 sq ft, cosy space
- Fully furnished, move-in ready
- Kitchen appliances will be included
- Deposit alternative: £150
- Bills not included
- Available now, act fast

Nestled on the charming Empress Road in Derby, this delightful studio flat offers a unique blend of character and modern living. Built in 1880, the property boasts a rich history while providing all the comforts of contemporary life. Spanning an efficient 150 square feet, this fully furnished studio is perfect for individuals seeking a cosy and stylish living space.

Upon entering, you will find a well-appointed reception area that serves as the heart of the home, ideal for relaxation or entertaining guests. The studio is thoughtfully designed to maximise space, ensuring that every corner is utilised effectively. The kitchen comes equipped with essential appliances, making it easy to prepare meals and enjoy the convenience of home cooking.

The bathroom is modern and functional, providing a comfortable space for your daily routines. With the property being available now, you can move in without delay and start enjoying your new home.

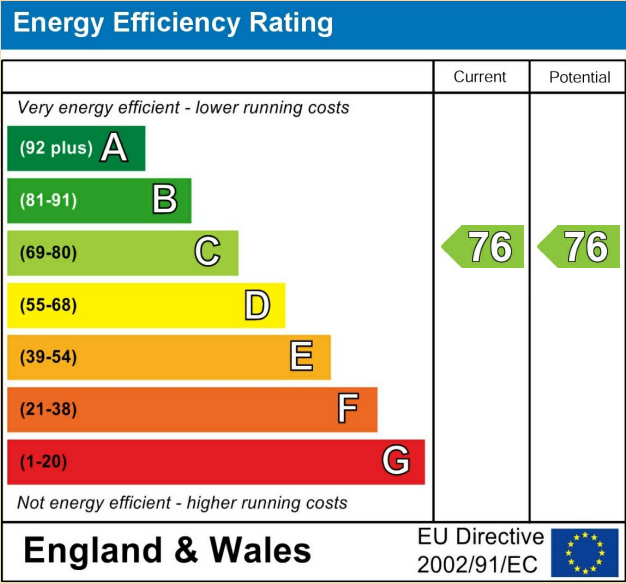
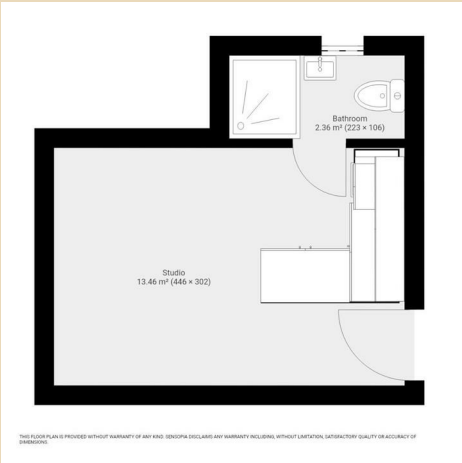
Please note that bills are not included in the rent, and a deposit alternative via Reposit is available for just £150, making this an attractive option for those looking to minimise upfront costs.

This studio flat on Empress Road is an excellent opportunity for anyone seeking a charming and practical living space in Derby. Don't miss your chance to make this lovely property 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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