




Room 6  
£500 pcm

**\*\*AVAILABLE NOW -  
PRIVATE FLOOR\*\***

This private floor in a shared house comprises of 1 spacious double bedroom with separate landing and office space situated within Derby city centre DE1. Ideal for a single professional.

- Conservatory
- Double Glazing
- Fitted Bathroom
- Fitted Kitchen
- Garden
- High Ceilings
- Integrated Appliances
- Period Features

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing	Strictly by appointment with Derby Estates Services Limited - Head
Reference	Office Telephone 01332296555
Additional Information	RL0173-6
	Council Tax Band: B (Derby City Council)
	Deposit: £605.76

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.