



Apartment 12 137 Manor Road, Derby, DE23 6BU  
£895 Per month





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# Apartment 12 137 Manor Road

## Derby, DE23 6BU

- Generous Open-Plan Layout With Ample Space To Dine And Relax
- Ideal for Employees of the Royal Derby Hospital - Just a short walk away
- Contemporary Shower Room With Sleek Fixtures And Tiled Finish
- Private Ground Floor Entrance
- Free High-Speed Wi-Fi Included In The Rent
- Kitchen Area With Modern Gloss Units And Plenty Of Worktop Space
- Well-Proportioned Double Bedroom With Built-In Storage
- Fully Furnished
- Parking Spaces with EV Charging Points
- Short Walk To Royal Derby Hospital — Ideal For NHS Staff

SPACIOUS GROUND FLOOR APARTMENT IN LITTLEOVER — Set within a modern development in the centre of Littleover, this stylish one-bedroom apartment combines clean contemporary finishes with generous proportions. Highlights include a large open-plan kitchen, striking fireplace feature, and allocated parking. With free Wi-Fi included and a superb location just minutes from the Royal Derby Hospital, this is a smart, low-maintenance apartment ideal for professionals or couples.



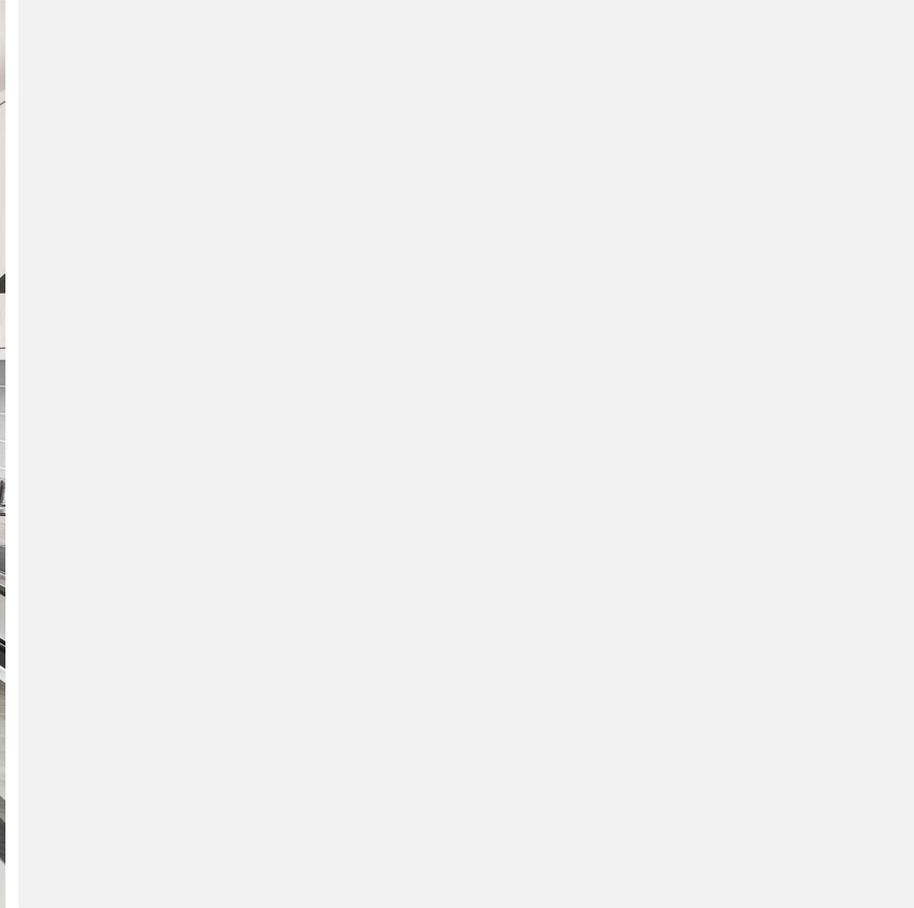
The Detail

The Location

Reservation Fee & Deposit

Please Note:





Directions

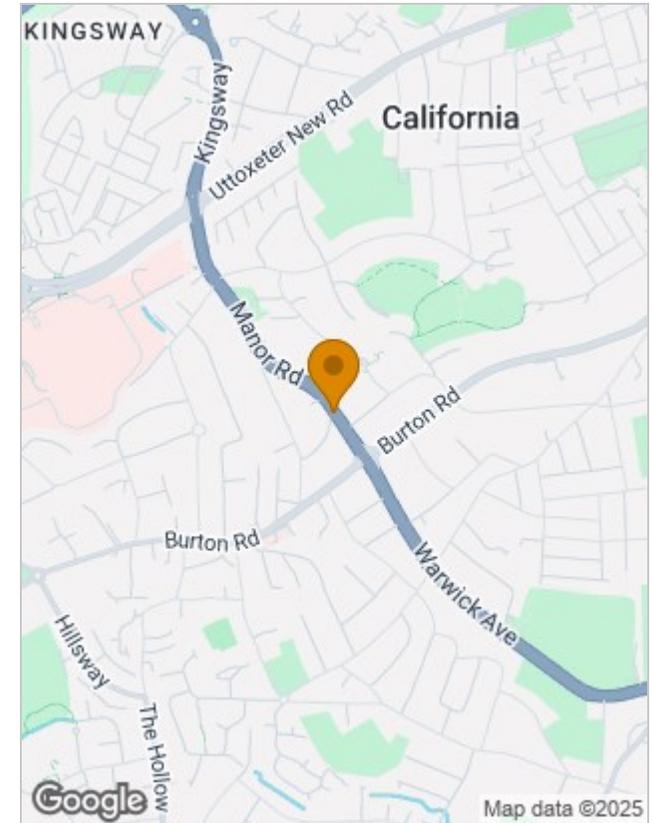




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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		

## Viewing

Please contact our Lettings Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.