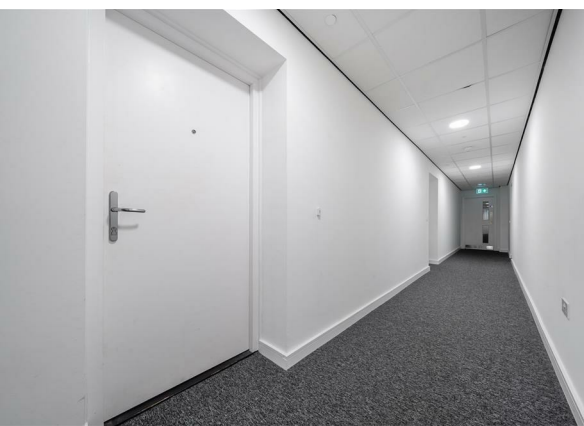
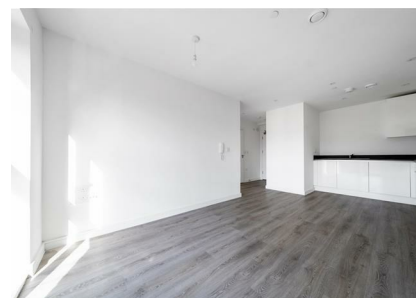


Flat 36, 1, Darwin House Sylvester Close, Derby, DE1 2BG
£825 Per month
Council Tax Band: A

H&H
BESPOKE



Welcome to Apt 36, Darwin House, located in the charming area of Sylvester Close, Derby. This modern apartment, built in 2023, offers a perfect blend of contemporary living and comfort.

As you enter the property, you will find a well-designed reception room that provides a welcoming space for relaxation and entertainment. The apartment features one spacious bedroom, ideal for a peaceful night's sleep, and a stylish bathroom that caters to your daily needs.

The layout of this apartment is thoughtfully crafted, making it suitable for individuals or couples seeking a convenient and low-maintenance lifestyle. With its modern finishes and fresh design, this property is ready for you to move in and make it your own.

Situated in Derby, you will enjoy easy access to local amenities, parks, and transport links, ensuring that everything you need is within reach. This apartment is not just a place to live; it is a wonderful



13 Sherrard Street, Melton Mowbray, Leicestershire, LE13 1XH
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Sylvester Close, Derby, DE1

Approximate Area = 434 sq ft / 40.3 sq m
For identification only - Not to scale



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC