



## Room 1 13/14 Derby Road, Worcester, WR5 1AE

£525 PCM



We are pleased to offer this beautiful, fully furnished double room in a newly refurbished house. Located close to Worcester City Centre, this spacious room is furnished with a double bed, wardrobe, chest of drawers and bedside cabinet. With a modern, fully equipped kitchen, numerous W/C's and bathrooms and a spacious lounge/dining area, this property is ideal for Professionals.

Most bills are included \* (tenant is to pay for electricity in their own room). The monthly rental amount includes all heating, water rates, council tax & utilities used in communal areas. For your own bedroom, there is a prepaid top up meter for the electricity used within your own private space. Second Occupant Surcharge £75.00pcm.

This property benefits from, complimentary internet, weekly cleaning of all communal areas and a 24-hour in house dedicated Maintenance Team.

Please check Ofcom's website for broadband speeds and mobile signal coverage.  
Farefield Properties Ltd is a member of the Property Redress Scheme.

Rooms are dressed with "soft furnishings" for advertising purposes only. They will be removed ready for you to make this your home.

Holding Deposit – The equivalent to one weeks rent, is required to reserve this property.

- Second Occupant Surcharge £75.00pcm.
- Most bills Included
- Modern, Fully Equipped Kitchen & Spacious Lounge/ Diner
- Central Location
- Ideal for Professionals
- Low Deposit Option
- Fully Furnished Double Room
- Weekly Property Management
- 24hr in House Dedicated Maintenance