

99Home Ltd.

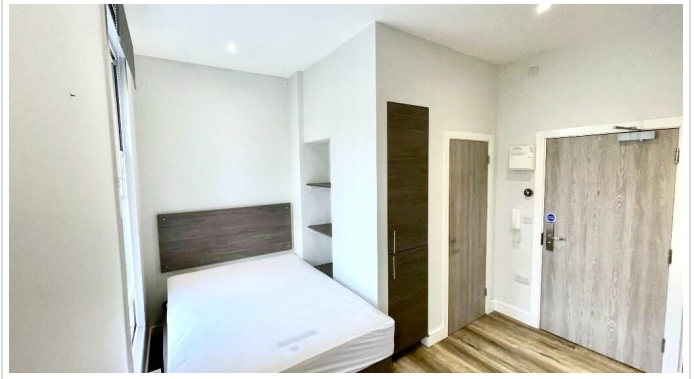
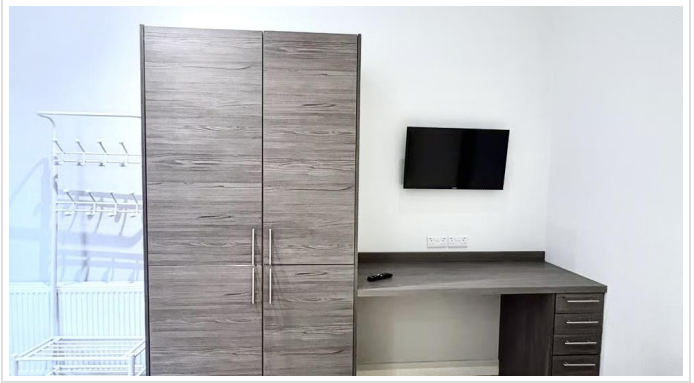
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1 Bed Studio In 1-2 Sadler Gate , Derby, DE1 3NL

£736 Monthly



Ref:16248



SHORT DESCRIPTION

Property Ref: 16248 This MODERN, SELF-CONTAINED STUDENT ACCOMMODATION offers COMFORTABLE, INDEPENDENT LIVING and is ideally located in the HEART OF DERBY CITY CENTRE. Perfectly suited for students, the property combines contemporary furnishings with practical layouts, making it an excellent choice for SINGLE LET TENANTS seeking a private and convenient living space. Ideally positioned close to UNIVERSITIES, LOCAL SHOPS, AMENITIES, and TRANSPORT LINKS, the property also provides easy access to Derby city centre and surrounding areas. The TRAIN STATION is just a 25-minute walk, while the BUS STATION is within 10 minutes, with the nearest bus stop only 5 minutes away. Each studio comprises a PRIVATE KITCHEN AND BATHROOM, offering fully self-contained facilities. The flats are FULLY FURNISHED and include FAST, UNLIMITED WI-FI, providing everything needed for student living. The building is SECURE and STUDENT-FOCUSED, ensuring a safe and comfortable environment. This accommodation is AVAILABLE FOR THE 2026-2027 ACADEMIC YEAR, with spaces already filling quickly — early booking is highly recommended to avoid disappointment. Property Type: Studio Full Renting price: £736.67 Pricing Options: Fixed Price Council tax band: A EPC rating: C Measurement:226 sq.ft. Heating Type: Gas Central Heating -----

1

Bed Room(s)

1

Bath Room(s)

0

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-floor flat
Total floor area	21 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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