



## 56A ASHBOURNE ROAD DERBY, DE22 3AF

£823 PER MONTH

\*\*\*SECURE NOW FOR 2024/25\*\*\*AVAILABLE FROM 1ST JULY 2024

\*\*\*£190 PW / £823PCM FOR WHOLE FLAT - AVAILABLE NOW\*\*\*

We are delighted to bring to market a fantastic furnished student house share. The two double rooms come with beds, drawers and wardrobes and are presented to an extremely high standard. Tenants will have access to the large kitchen, reception room and bathroom complete with shower and bath.

The house is located perfectly, just minutes away from Derby University, Derby City Centre and a has bars, local shops and amenities nearby.

This is a two bed property with rooms available for the 2024/25 academic year, call now to arrange a viewing!





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 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Derby Office Lettings  
 Sandford House  
 Rowallan Way  
 Derby  
 Derbyshire  
 DE73 5XE

01332 477522  
 info@theslg.co.uk  
 www.theslg.co.uk

