



## 7 BRAMBLE STREET DERBY, DE1 1HU

£1,300 PER WEEK

\*\*\*AVAILABLE FROM 1ST JULY 2024\*\*\*

\*\*\*STUDENTS 2024-25\*\*\*

\*\*\*REFURBISHED TO A HIGH STANDARD\*\*\*

\*\*\*ENERGY EFFICIENT - INFA RED HEATERS\*\*\*

\*\*\*INTERNET AND WATER BILLS INCLUDED\*\*\*

We are delighted to bring to market a stunning furnished student 2 bedroom apartment. The gorgeous double en-suite bedrooms comes with bed, desk, drawers and wardrobe - all presented to an extremely high standard. The apartment also comprises of a stunning kitchen and living area.

The apartment is located perfectly, walking distance to the City Centre, University and has local amenities nearby.

Call now to arrange a viewing!



**THE**  
**STUDENT LETTING**  
**SPECIALIST**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<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

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