



166 SLACK LANE DERBY, DE22 3EE

£115 PER WEEK

**** STUDENTS FOR 2025/26, SECURE TODAY**BILLS FULLY INCLUDED**** The SLS are excited to present this a BEAUTIFUL, fully furnished student house share for the new academic year! This charming three-bedroom home is ideal for groups, offering a prime central location being walking distance to the university, city centre, and local bars.

The property features a STUNNING SPACIOUS shared living room, perfect for socialising or relaxing after a long day. Gather together to unwind or enjoy a movie night in this inviting space. It comes with A LARGE TV, already fitted in the living room

The MODERN Kitchen is Fully Equipped, featuring quality appliances, ample storage, and a sleek modern design—making it an ideal space for cooking. There is also a dedicated area with a washing machine and tumble dryer for added convenience.

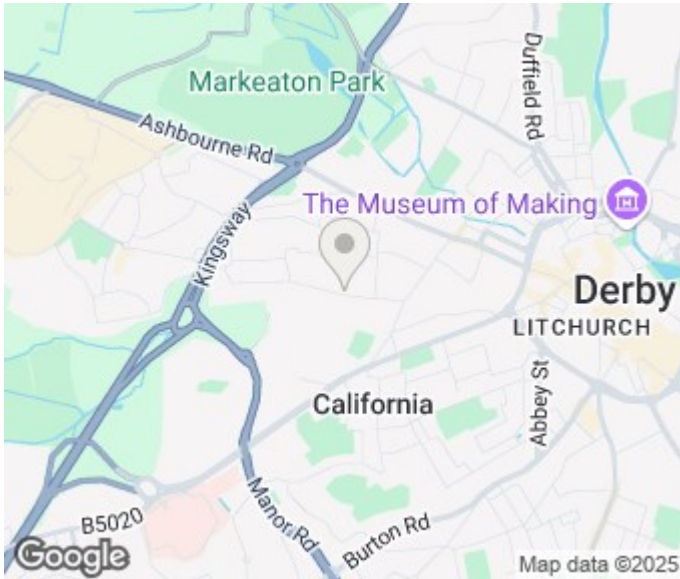
Each of the 3 bedrooms are equipped with a comfortable double bed, drawers, plenty of wardrobe space, and a desk area for your study needs – all presented to a great standard.

The house is ideally situated just a short walk from Derby University and is close to bars and local shops conveniently located just around the corner.

SO, WHAT ARE YOU WAITING FOR? BOOK A VIEWING WITH US TODAY! We can even arrange multiple viewings on the same day for easy comparison



**THE
STUDENT LETTING
SPECIALIST**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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
69 Friargate
Derby
Derbyshire
DE1 1FP

01332 477522
info@thesls.co.uk
<https://thesls.co.uk/>