



## 68 FRIAR GATE DERBY, DE1 1FP

£490 PER MONTH

\*\*1 SPARE ROOM AVAILABLE, in a 2 Bedroom house. FULLY INCLUSIVE OF BILLS = A VERY LARGE TWO BEDROOM APARTMENT OFFERING YOU ADDITIONAL SPACE.

We are delighted to present a fantastic furnished apartment available NOW. This property is exceptionally spacious for a two-person home, offering three very large rooms in total, providing extra flexibility and comfort.

### Bedrooms

Both large bedrooms come fully furnished to a high standard, including:  
Comfortable double beds  
Drawers and plenty of wardrobe space  
Study desks for all your academic needs

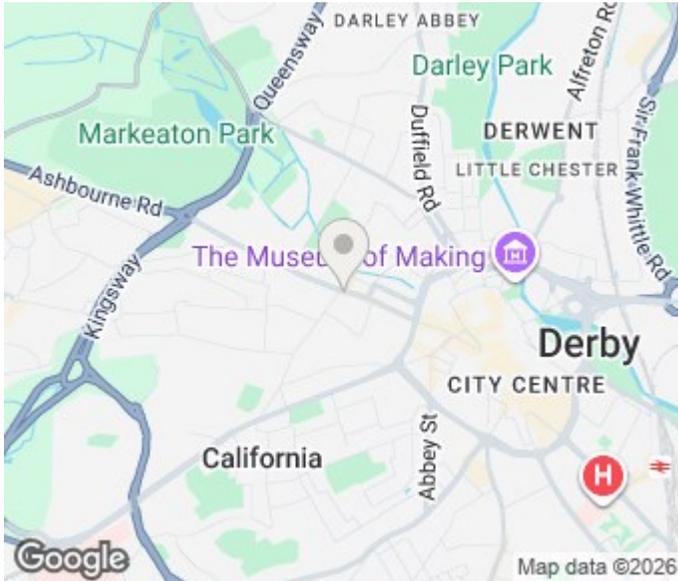
### Living Space

The property has a spacious open-plan living area featuring two sofas perfect for unwinding after a long day. There is also an additional spare room, ideal for use as a study, hobby room, or second lounge, giving you even more room to enjoy and create it into your own area.

### Kitchen



**THE  
STUDENT LETTING  
SPECIALIST**



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  
 69 Friargate  
 Derby  
 Derbyshire  
 DE1 1FP

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