



To Let: £450 Monthly Per Person

**Langley Street, , Derby, 22-langley-street,
DE22 3GL**

- Furnished
- University Quarter
- Free On Street Parking
- Rear Yard
- Large Bedroom
- Spacious property
- Tumble Dryer
- Two bathrooms

About The Property

****STUDENT**** Four spacious double bedrooms with lots of storage in this perfect student property. Well located in University Quarter, close to Markeaton and Britannia Campuses, local shops and buses. Well decorated and the kitchen has lots of cupboards and a tumble dryer. Available from the 15th July 2024 with prices from £450 pcm for 4 tenants or £465pcm for 3 tenants Inclusive of bills (excluding council tax) Deposit one month's rent per person - Managed by Blue i - Prop Ref: Prop-739 in the University Zone.

Room Details

Bathroom

Bathroom with toilet, basin and overhead shower.

Bedroom One

Double bedroom complete with double bed, wardrobe, chest of drawers, desk and chair.

Kitchen

Modern fully fitted kitchen with fridge, freezer, cooker, washing machine, tumble dryer and microwave.

Lounge

Large lounge/dining area with settee, armchair, a TV and a dining table with 4 chairs..

Bedroom Four

Double bedroom complete with double bed, wardrobe, chest of drawers, desk and chair.

Bedroom Three

Double bedroom complete with double bed, wardrobe, chest of drawers, desk and chair.

Bedroom Two

Double bedroom complete with double bed, wardrobe, chest of drawers, desk and chair.



The floor plan shows a house with the following rooms and dimensions:

- Overall Dimensions:**
 - Width: 15.24 m
 - Depth: 11.30 m
- Rooms and Dimensions:**
 - Bedroom: 4.58 m x 3.50 m
 - Living: 3.66 m x 2.76 m
 - Hallway: 2.76 m x 1.50 m
 - Kitchen: 2.76 m x 1.50 m
 - Bathroom: 2.76 m x 1.50 m
 - Bedroom: 3.50 m x 4.58 m
 - Hallway: 1.50 m x 2.76 m
 - Kitchen: 1.50 m x 2.76 m
 - Bathroom: 1.50 m x 2.76 m

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

England & Wales

EU Directive 2002/91/EC

- One months rent in advance
Please note we can not guarantee the complete accuracy of all the information in our marketing material. There maybe some errors, so please