



**To Let: £340 Monthly Per Person**

**Stepping Lane, , Derby, DE1 1GL**

- Furnished
- Spacious property
- NEW CONVERSION
- Five Ensuite Double Rooms
- Newly refurbished
- Inclusive option available

## About The Property

NEWLY REFURBISHED One room available within this Five bedroom student property all with en-suite shower rooms, Newly fitted modern kitchen, all new furniture throughout the property, a rear garden, close to the City Centre and the University. Available 11th January 2024 Room 1 - £340.00 (ground floor) All rents are per person per calendar month. Inclusive at an additional cost of £140.00 pppm to include Gas, Electric, Water and Internet. Deposit one month's rent per person. Managed by the owner and Blue I. Prop Ref: prop-126 in the New Zealand Area

## Room Details

### Bedroom One

Double bed, wardrobe, chest of drawers, bedside table, desk and chair. En-suite shower room with shower cubicle, toilet and hand wash basin.

### Kitchen

Well presented kitchen area. Appliances include washing machine, tumble dryer, cooker, fridge freezer and microwave.

### Lounge

Spacious lounge area with settees, table and chairs.

### Bedroom Four

Double bed, wardrobe, chest of drawers, bedside table, desk and chair. En-suite shower room with shower cubicle, toilet and hand wash basin.

### Bedroom Three

Double bed, wardrobe, chest of drawers, bedside table, desk and chair. En-suite shower room with shower cubicle, toilet and hand wash basin.

### Bedroom Two

Double bed, wardrobe, chest of drawers, bedside table, desk and chair. En-suite shower room with shower cubicle, toilet and hand wash basin.

### Bedroom Five

Double bed, wardrobe, chest of drawers, bedside table, desk and chair. En-suite shower room with shower cubicle, toilet and hand wash basin.





# FLOORPLAN COMING SOON

**FEE'S:-**

Student, Professional & Families

- No administration fee's
- No setup fee's
- No referencing fee's
- No guarantor fee's
- One months rent as a deposit for students
- 5 weeks rent as a deposit for professionals & families
- 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