



To Let: £460 Monthly

**80 Macklin Street, , Derby,
room-1-80-macklin-street, DE1 1LF**

- Furnished
- Personal bathroom
- City Centre Location
- Student Property
- Double Bedroom
- Communal area cleaner
- Includes utilities
- Available July 2024

About The Property

STUDENT ACCOMMODATION 2024The rent includes all utility bills, 300MBS Broadband and COUNCIL TAX. Delightful double bedroom with allocated private bathroom, sharing communal facilities. City Centre location close to bus routes. Available from 15th July 2024 @ £460 pcm. Deposit one months rent. Managed by Blue i. Prop Ref: prop-164 in City Zone.

Room Details

Bathroom 2.38m (7'10") x 1.45m (4'10")

Private bathroom across the hallway with basin, toilet and bath with overhead shower.

Bedroom 3.28m (10'10") x 2.83m (9'4")

Double bedroom furnished with double bed, basin, wardrobe, chest of drawers, a desk and a chair as standard.

Kitchen 2.38m (7'10") x 7.06m (23'2")

Large fully fitted kitchen with spacious dining area, range cooker, additional electric hob, two sinks, two fridge/freezers, washing machine, two microwaves, tumble dryer and a breakfast bar with stools.

Lounge 4.31m (14'2") x 3.76m (12'5")

Lounge with two Ikea settees and two lounge chairs.





80 Macklin Street



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		61	75
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		52	71
	EU Directive 2002/91/EC		

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