



## To Let: £475 Monthly Per Person

**Edward Street, , Derby, DE1 3BR**

- Furnished
- Free On Street Parking
- Conservatory dining room
- Student Property
- Available July 2024
- All utilities included
- Spacious property
- Close to Darley Park
- Professional Property

## About The Property

\*\*\*STUDENT PROPERTY 2024\*\*\* Beautiful four-bedroom student property recently refurbished, with a conservatory. Three Storey with lots of entertaining space. Close to City Centre & local shops in desirable 'Five Lamps' area. Rent includes gas, electric and water and internet. Available from 15th July 2024. £475 per person per calendar month inclusive. Deposit one month's rent per person. Managed by Blue i Properties. Prop Ref: prop-34 Zone 1.

## Room Details

**Bedroom One** 3.61m ( 11'11") x 4.17m ( 13'9")

Large double bedroom with 3/4 double bed, Ikea furniture - wardrobe, chest of drawers, desk and chair as standard.

**Conservatory** 4.40m ( 14'6") x 2.38m ( 7'10")

Large L shaped conservatory with Utility area and tumble dryer and dining area with a dining table and six chairs looking on to rear garden

**Kitchen** 2.73m ( 9'0") x 3.05m ( 10'1")

Recently renovated, fully fitted kitchen with integrated oven, fridge/freezers, washing machine and microwave.

**Bathroom One** 2.73m ( 9'0") x 1.92m ( 6'4")

Recently renovated new shower room with shower cubicle, toilet and basin.

**Bathroom Two** 1.72m ( 5'8") x 1.40m ( 4'8")

Recently renovated new bathroom with bath and shower over, toilet and basin.

**Bedroom Three** 3.64m ( 12'0") x 3.67m ( 12'1")

Same as Bedroom One.

**Bedroom Two** 4.68m ( 15'5") x 3.39m ( 11'2")

Same as Bedroom One.

**Lounge** 4.67m ( 15'4") x 3.66m ( 12'1")

Lounge with two very comfortable sofas, two Ikea chairs and a coffee table.

**Bedroom Four** 4.10m ( 13'6") x 3.59m ( 11'10")

Large attic room same as Bedroom One.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>48</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	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