



To Let: £2,040 Monthly

**Forman Street, , Derby, 9-forman-street,
DE1 1JQ**

- Furnished
- Open plan Living
- City Centre Location
- Guest WC
- Four En-Suite Bedrooms
- Off Road Parking
- Modern layout
- Includes utilities

About The Property

STUDENT ACCOMMODATION 2024 Four Bed En-Suite, stones throw from the City Centre, close to Uni bus routes. Recent renovation providing fantastically sized double bedroom, study area and shower room. Spacious open plan Lounge/Kitchen/Diner on ground floor great for entertaining friends or getting together to study. Must see property. Available from the 15th July 2024 £510.00 pp INCLUSIVE OF GAS, ELECTRIC, WATER AND INTERNET. Managed by Blue I

Room Details

Bedroom One

Large bedroom modern decoration, furnished with double bed, chest of drawers built in wardrobe, bedside table, desk and chair.

En-Suite

White three piece suite with shower cubicle, low level toilet, hand wash basin ,towel rail and mirrored cabinet.

Lounge, Kitchen & Diner

Extremely large room housing your lounge, kitchen and diner. Two sofa's, coffee table, tv stand and TV. Dining table with four chairs. Fitted kitchen with wall, base and drawer units. Fridge freezer, hob, oven, washing machine, sink and drainer.

Bedroom Four

Large bedroom modern decoration, furnished with double bed, chest of drawers built in wardrobe, bedside table, desk and chair.

Bedroom Three

Bedroom modern decoration, furnished with double bed, chest of drawers built in wardrobe, bedside table, desk and chair.

Bedroom Two

Bedroom modern decoration, furnished with double bed, chest of drawers built in wardrobe, bedside table, desk and chair.

En-Suite

White three piece suite with shower cubicle, low level toilet, hand wash basin ,towel rail and mirrored cabinet.

En-Suite





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		89
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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