



To Let: £470 Monthly Per Person

80 Macklin Street, , Derby, DE1 1LF

- Furnished
- Utilities included
- Private Bathroom
- Shared Lounge / Kitchen
- Available July 2024
- City Centre Location
- Neutrally redecorated
- Communal cleaner
- Student Property

About The Property

STUDENT ACCOMMODATION 2024 Large double student bedroom with its own lockable bathroom with shared communal facilities, the property is a short walk to the Derby Shopping Centre, Bus & Train Stations. Communal areas are cleaned fortnightly, has new carpets and newly decorated. All utilities - gas, electricity, water & 300mbps Broadband included in the rent. Available from 15th July 2024 @ £470 per calendar month INCLUSIVE - Deposit one month's rent (£470) - Property Reference: prop-145

Room Details

1 - Bedroom 3.92m (12'11") x 2.91m (9'7")

Double bedroom with private bathroom opposite hallway, with double bed, wardrobe, chest of drawers, a desk and a chair.

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

Bathroom with basin, toilet and bath with overhead shower.

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

Large fully fitted kitchen / dining area, with cooker, extra hob, two sinks, fridge / freezer, washing machine, two microwaves, and a breakfast bar.

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

Lounge with settees.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		61	75
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	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			
		52	71
EU Directive 2002/91/EC			

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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