



To Let: £495 Monthly

80 Macklin Street, , Derby, DE1 1LF

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

About The Property

STUDENT ACCOMMODATION 2024 Cosy en-suite double bedroom with shared communal facilities, is a short walk to the Derbion Shopping Centre, Bus & Train Stations. Communal areas are cleaned monthly. All utilities - gas, electricity, water & 300mbs Broadband included in the rent. Available from 15th July 2024 @ £495 per calendar month Deposit £495 Managed by Blue i - Prop Ref: prop-146 in City Zone.

Room Details

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

Large fully fitted kitchen with large dining area, large range cooker, extra 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.

Bathroom 1.75m (5'9") x 1.87m (6'2")

New en-suite bathroom with basin, toilet and shower cubicle with electric shower.

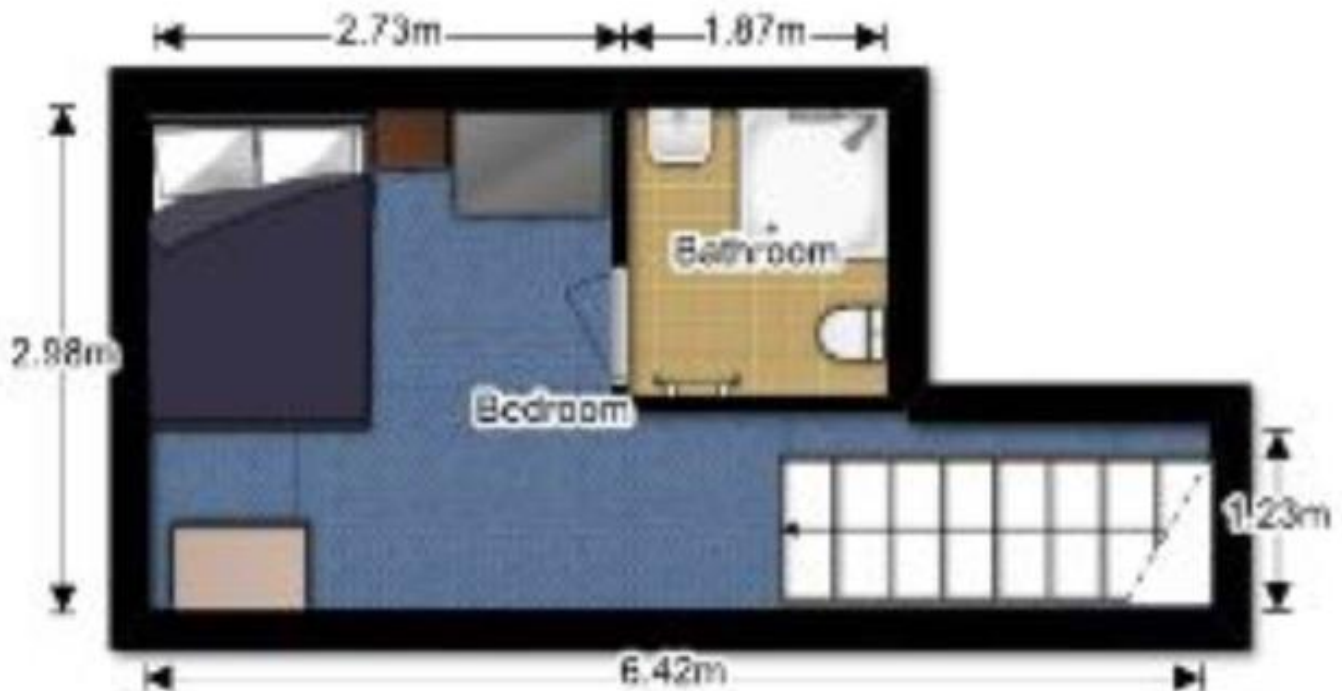
Bedroom 2.98m (9'10") x 2.73m (9'0")

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





Flat 7 - 80 Macklin



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	61	
(21-38)	F		
(1-20)	G		75
<i>Not energy efficient - higher running costs</i>			
England & Wales		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	52	
(21-38)	F		
(1-20)	G		71
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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