

- All En-Suite Bedrooms
- Newly Refurbished
- 10 MINS WALK TO DERBY UNI LAW SCHOOL
- £110.00 PPPW FULLY INCLUSIVE
- Stunning Kitchen / Living Area
- Smart Private Garden With Astro Turf
- Deposit Replacement Option (£150PP)

WIFI INCLUDED ## BRAND NEW MODERN 5 BEDROOM PROPERTY – AVAILABLE FOR 2025/26 ACADEMIC YEAR

Don't miss this fantastic student house featuring five double bedrooms, each with its own private en suite.

Key features include:

Spacious entrance hallway

Open-plan lounge and kitchen with comfy sofas and a large wall-mounted flat-screen TV

Five double bedrooms, all with en suite shower rooms (shower, basin and WC)

Private rear patio with Astro Turf lawn – perfect for summer BBQs and social gatherings

Rent:

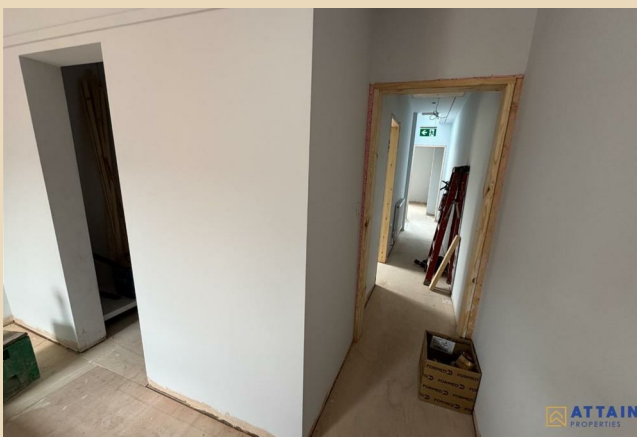
£110.00 pppw for a group of 5

£120.00 pppw for a group of 4

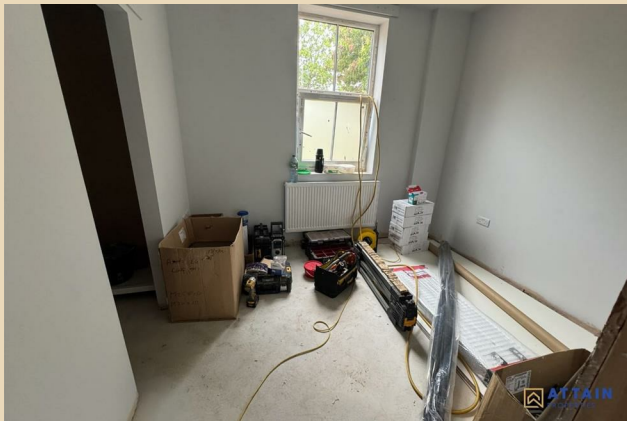
Fully inclusive of gas, electricity, water and WiFi

Half rent available for July & August 2025 if required

Viewings highly recommended – contact us today!



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give Attain Properties Limited nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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