



To Let: £440 Monthly

110B Ashbourne Road, , Derby, DE22 3AG

- Furnished
- Individual En-suite Rooms
- Council Tax Included
- Utility room
- One Bedroom
- Shared Lounge / Kitchen
- Inclusive Rent
- Ground Floor

About The Property

Here we have a double bedroom with it's own en-suite shower room. The bedroom is well furnished with a double bed, wardrobe, bedside table, chest of drawers, desk and chair. There are two large windows providing lots of natural light, the shower room has a standard white three piece suite. The property is ideally located half way between Derby City Centre and the main university campus, it is on a main bus route and has links to the major road networks too. The rent includes all the utility bills (gas, electric, water and internet plus the council tax) therefore for a working professional this property rent is a absolute bargain @ £440.00 pcm. Rent - £440.00pcm Deposit £440.00 Managed by Blue I Properties

Room Details

Entrance hall

Five Bedrooms with own En-suites

Shared Kitchen & Lounge

Shared Utility Room



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			
		66	77
England, Scotland & Wales		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			
		61	77
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
140b Ashburn Road, Derby, DE22 2AG



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		
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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 check the paperwork and the tenancy agreement carefully.