



**To Let: £410 Monthly**

**Ashbourne Road, , Derby,  
110a-ashbourne-road, DE22 3AG**

- Furnished
- Campuses close by
- Bike Storage
- Individual En-suite Rooms
- Includes utilities
- Plasma television
- Large Bedrooms

## About The Property

\*\*\*STUDENT PROPERTY\*\*\* 1 room available within this 5 bed bedroom property. All bedrooms have en-suite shower rooms. Close to the Markeaton and Britannia campuses and local amenities. Large lounge with two large sofa's, coffee table and a flat screen TV. Open plan fully fitted kitchen with a dishwasher and dining space with stools. Five large double bedrooms all with en-suites. Bike storage facility in the garden area and limited off road parking. Includes GAS, ELECTRIC / WATER & 500MBS INTERNET. Available from 1st July 2025. £410 per person per calendar month. Deposit one months rent per person. Managed by Blue i. Property Ref:- prop-6 in University Zone.

## Room Details

### Bedroom Four

Same as Bedroom One

### Bedroom One

Double bedroom with double bed, wardrobe, chest of drawers, desk and chair. En-suite with shower cubicle, toilet and basin.

### Bedroom Three

Same as Bedroom One

### Bedroom Two

Same as Bedroom One

### Kitchen

Open kitchen space adjoining lounge. Built in gas oven, electric hob, microwave, fridge and dishwasher.

### Lounge

A light open plan lounge with modern furniture, furnished with bar stools, leatherette sofas, a glass coffee table and plasma screen TV

### Utility

Washing machine, large fridge/freezer and tumble dryer. Outdoor patio garden with bike storage area shared with downstairs apartment.







## 110A Ashbourne Rd



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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.