



## 60 ASHBOURNE ROAD DERBY, DE22 3AF

£125 PER WEEK

**\*\* AVAILABLE NOW - BILLS INCLUDED \*\*** This SPACIOUS four-bedroom home with TWO BATHROOMS is ideal for groups, offering a GREAT location being walking distance to the city center, and local bars. Open to groups of four, three or individuals and working professionals.

The Kitchen is Stunningly Spacious and Fully Equipped, featuring quality appliances, ample storage, and a sleek modern design, making it an ideal space for cooking and spending time with Housemates.

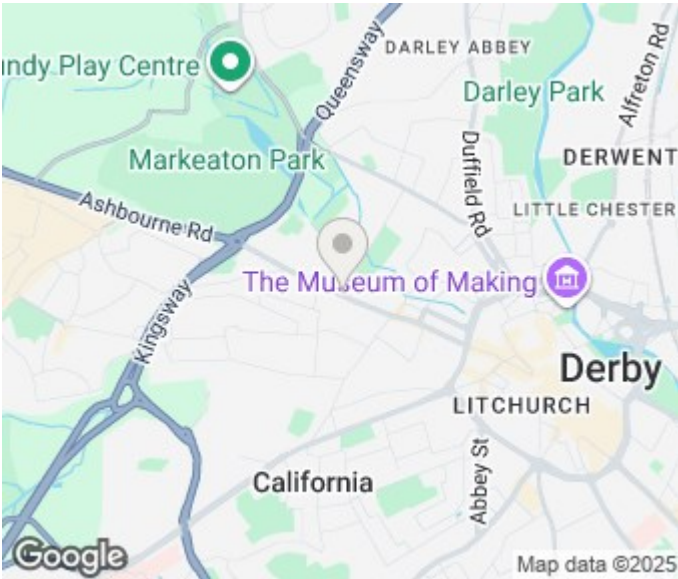
The shared living room, perfect for socialising or relaxing after a long day. Gather together to unwind or enjoy a movie night in this inviting space!


Each of the spacious 4 bedrooms are equipped with a comfortable double bed, drawers, plenty of wardrobe space, and a desk area for your study needs. All presented to a GREAT standard.

SO, WHAT ARE YOU WAITING FOR? BOOK A VIEWING WITH US TODAY! We can even arrange multiple viewings on the same day for easy comparison.



**THE  
STUDENT LETTING  
SPECIALIST**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Derby Office Lettings  
69 Friargate  
Derby  
Derbyshire  
DE1 1FP

01332 477522  
info@thesls.co.uk  
<https://thesls.co.uk/>