



## 76 STANLEY STREET DERBY, DE22 3GW

£120 PER WEEK

**\*\*\*LARGE PROPERTY - ALL BILLS INCLUDED. STUDENTS 26/27\*\***

The Student Letting Specialist are excited to present this stunning, fully furnished student house! This is a very spacious four-bedroom home is perfect for groups, offering a prime central location being walking distance to the university, city center, and local bars.

The property features a spacious living room. The living room is perfect for socialising or for gathering together after a long day and relaxing by enjoying a movie night in this inviting space together!

This property has 4 very large bedrooms all equipped with a comfortable double bed, drawers, plenty of wardrobe space, and a desk area for your study needs all presented to a high standard.

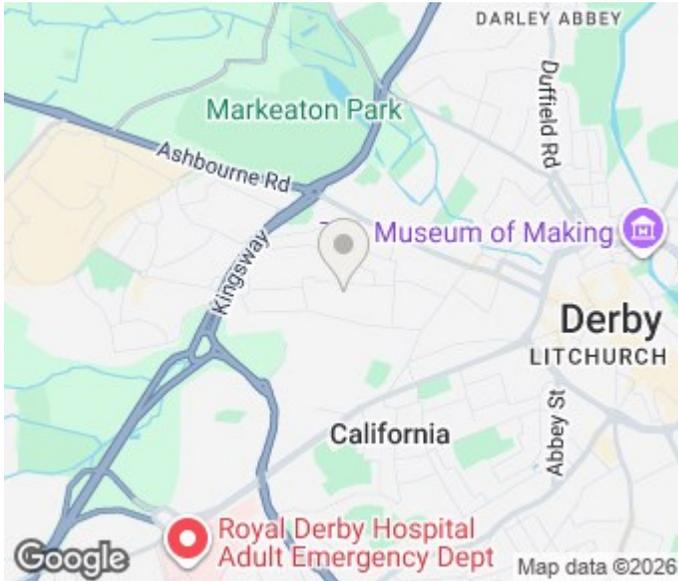
Also located perfectly, just minutes away from Derby Uni, and bars and local shops just being a street away.

At The SLS, our support doesn't just end once you've signed a tenancy. We're here to help with any housing-related concerns, from maintenance issues to general tenancy questions. You don't need to hesitate - you can reach out anytime, and our team will be ready to assist!

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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

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