



40 STANLEY STREET DERBY, DE22 3GT

£2,080 PER MONTH

****STUDENTS 2026/27 SECURE NOW - 2x En-Suites, 1x Shared Bathroom**** The SLS are proud excited to market this SUPERB, and spacious four-bedroom home is perfect for groups, offering a prime central location close to the university and walking distance to the city centre, and local bars and Sainsburys being less than a 2-minute walk.

The property has 4 very spacious 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 VERY HIGH STANDARD. You no longer need to fight over whose turn it is in the bathroom, as two of these rooms are ensuite and there is an additional large bathroom.

The property also features a modern open plan kitchen and living room area WITH A TV, which is perfect for socialising or for relaxing all together in this inviting space after a long day! The kitchen is fully equipped.

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

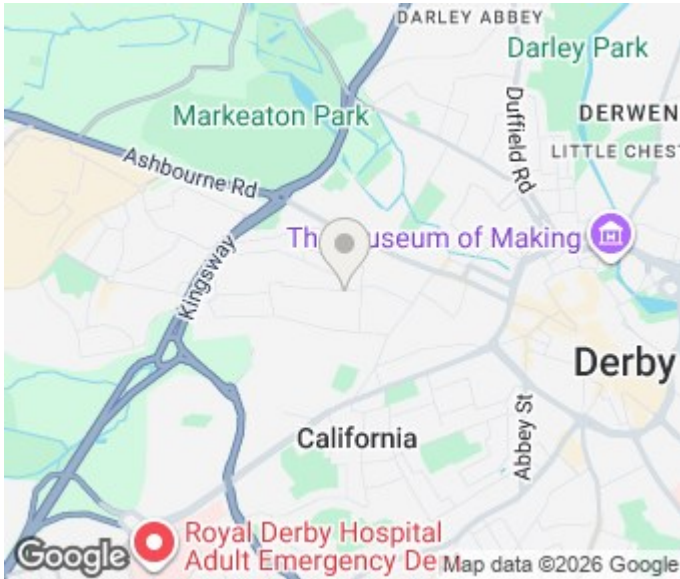
This property is £125 per person per week; this comes FULLY INCLUSIVE OF BILLS!


At Student Letting Specialist, 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!
Contact Emily on 01332 477522 to arrange a viewing today!



**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		61	
(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

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