



## ST JAMES COURT FRIAR GATE DERBY, DE1 1BT

£800 PER MONTH

Looking for a place to call home? ALL BILLS INCLUDED perfectly located near Derby city centre, with the university campus right on your doorstep, so you're never far from lectures or everything Derby has to offer.

This Studio has absolutely everything you need for comfortable, modern living. Each Studio is designed to maximise comfort and convenience, featuring your own large private en-suite bathroom with a shower and hairdryer, no more queuing in the mornings. Rooms are furnished with a large bed with underbed storage, spacious wardrobes, and a dedicated desk area ideal for studying.

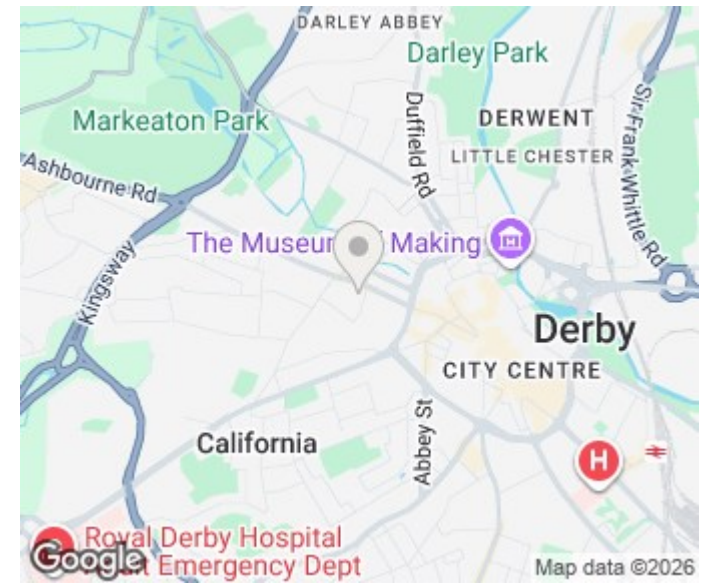
The property also boasts excellent communal facilities, including a newly fitted kitchen fully equipped with a stovetop, oven, refrigerator, microwave, toaster, and kitchenware. Laundry facilities are conveniently installed within each shared communal kitchen area.


For added comfort, rooms include soundproof walls, heating, carpeted flooring, a tea and coffee maker, and a flat-screen TV with streaming services.

Modern, convenient, and designed with students in mind. This is the perfect place to make your home while you study.



**THE**  
**STUDENT LETTING**  
**SPECIALIST**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <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>		
<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

Derby Office Lettings  
 69 Friargate  
 Derby  
 Derbyshire  
 DE1 1FP

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