Blue i
Properties



# To Let: £440 Monthly

## Ashbourne Road, , Derby, DE22 3AG

- Furnished
- En-Suite Rooms
- Bike Storage
- Open plan Living
- Large Bedroom
- Dishwasher
- Utilities included

The Coach House, 30a Ashbourne Road, Derby, DE22 3AD Phone: 01332 371661

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## About The Property

***STUDENT PROPERTY*** ONE en-suite double bedroom available within a shared property. Close to the Markeaton and Brittania 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, COUNCIL TAX & 500MBS INTERNET. Available from 4th December 2026. £440 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 1** 3.71m ( 12'3'') x 3.08m ( 10'2'')
Double bedroom furnished with double bed, wardrobe, chest of drawers, desk and chair. En-suite with shower unit, basin and toilet

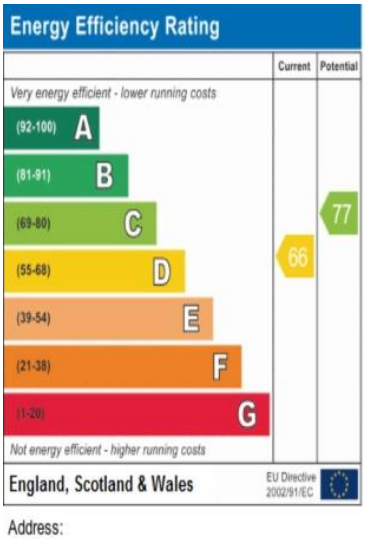
**Lounge/Kitchen** 7.94m ( 26'1'') x 3.03m ( 10'0'')
Large open plan kitchen and lounge space. Very spacious area ideal for house get togethers and group meals. The lounge area is fully furnished with plasma television, coffee table and large sofas. Fully fitted kitchen with washing machine, fridge/freezers, cooker, dishwasher and microwave.

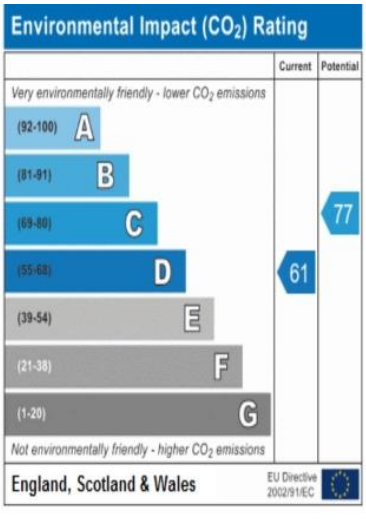








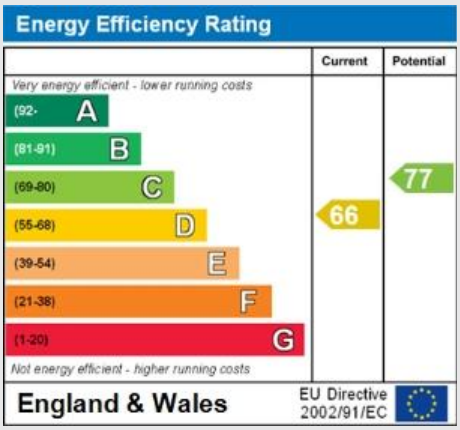

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
66
77
England, Scotland & Wales
EU Directive 2002/91/EC

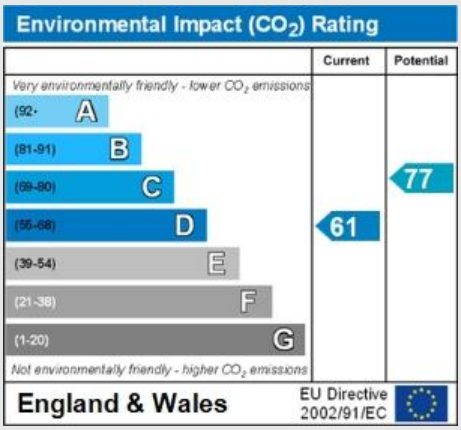

Environmental Impact ($CO_2$) Rating
Current
Potential
Very environmentally friendly - lower $CO_2$ emissions
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher $CO_2$ emissions
61
77
England, Scotland & Wales
EU Directive 2002/91/EC

Address:

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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.


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