



55 Westbury Street, Derby, DE22 3PP

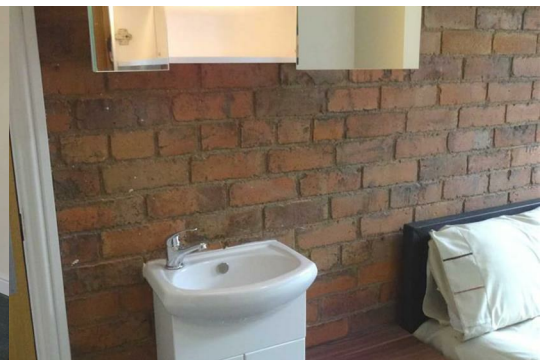
£87 Per Week



SMALLER GROUPS OR INDIVIDUALS WELCOME

STUDENT PROPERTY - 3 ROOMS AVAILABLE NOW OR 6 ROOMS FROM SEPT 2020 - IN A SHARED HOUSE CLOSE TO THE DERBY ROYAL HOSPITAL

- * INCLUDES BILLS, Council Tax
- * Weekly Cleaner for communal areas
- * Very large Communal Area
- * Vanity sinks in all rooms
- * High Speed BB & WiFi *



GENERAL INFORMATION

- * INCLUDES BILLS, Council Tax * Weekly Cleaner for communal areas
- * NO FEES (agents / referencing / signing etc * Vanity sinks in all rooms
- * High Speed BB & WiFi

Current Availability

2 double bedrooms available at £87 per week
1 double bedroom available at £79 per week

AVAILABLE ACADEMIC YEAR SEPTEMBER 2021

Current Availability

4 double bedrooms available at £87 per week
2 double bedrooms available at £79 per week

A superb newly developed house share offering a quality and comfortable living environment. The accommodation is ideally suited towards the student studying at University or Hospital. The property would equally suit young professionals working in or around the Derby area.

As well as CAT 5 cable ports (High Speed Internet Connection) in each bedroom there is also Virgin fibre optic Wi-Fi available throughout the entire house included in the rent.

RENT INCLUSIVE OF UTILITY BILLS, INTERNET BILLS & COUNCIL TAX

GROUND FLOOR

Spacious Living Room & Kitchen

With an extensive range of kitchen cupboards and laminate work top food preparation surfaces, tiled splash backs, three electric ovens, three gas hobs all with extractor fans over, three stainless steel sink and drainers, two fridges and freezers, dishwasher, washing machines and tumble dryer. Breakfast bar with stools, 42 Inch Flat screen TV, Yourview Box and large leather sofa.

Bedroom

Upvc double glazed window, carpeted, thermostatically controlled gas central heating radiator, wash hand basin on a vanity unit, mirror bathroom cabinet with light and electric shaver/toothbrush point, CAT 5 cable port, Digital TV aerial port. Furnished to suit which can include; a double bed, wardrobe, bedside cabinet, desk and chair.

Cloakroom WC

FIRST FLOOR

Landing

Two Shower Rooms & WC

Separate WC

SECOND FLOOR

Bathroom with Shower Over & WC

Separate WC

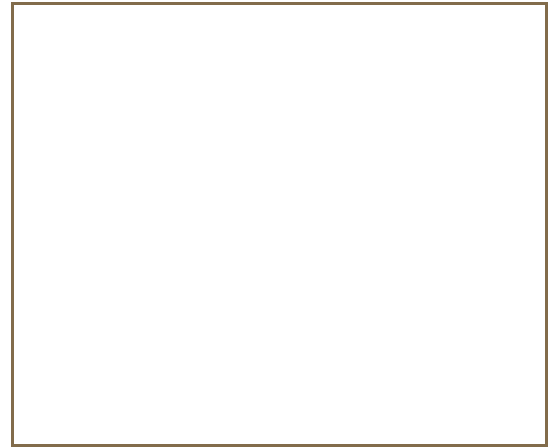
OUTSIDE

There is street parking available to the front of the property.

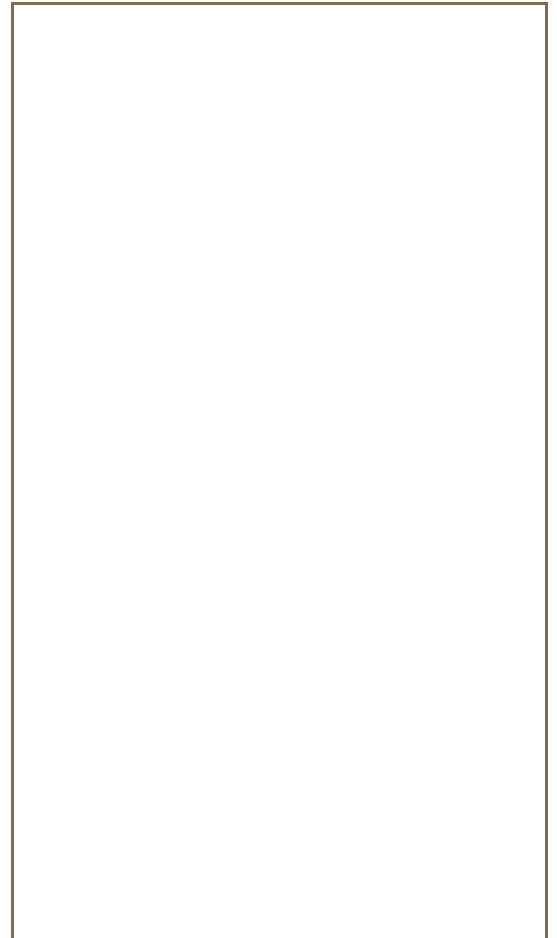
To the rear there is a level yard with pedestrian and bin access to the front.

Secure Bike Store.

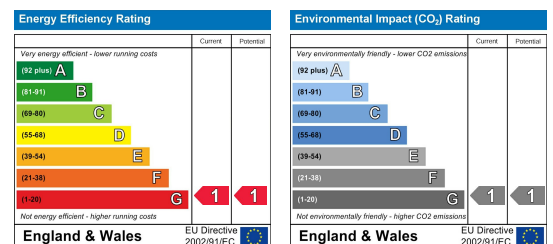
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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