



To Let: £420 Monthly

**Milton Street, , Derby, 2b-milton-street, DE22
3NZ**

- Furnished
- Flat Screen TV
- Includes utilities
- Washing machine
- Secure Rear Garden
- Individual En-suite Rooms
- Dishwasher
- Tumble Dryer
- Open Plan Kitchen Diner
- Bike Storage

About The Property

TWO rooms left within this 6 double bedroom en-suite shower room property. Modern open plan kitchen, washing machine, dishwasher, tumble drier and lounge with large flat screen wall mounted TV, sofas, dining table and chairs. Each bedroom is furnished with double bed, bedside table, chest of drawers, wardrobe, desk and chair. Rear garden has a covered patio area ideal for drying clothes in the wet months and bike storage. Close to bus routes. Rent £420pppcm includes GAS, ELECTRIC / WATER & 500MBS INTERNET Room One - Available 1st October 2025 Room Two - Available 15th July 2025 Room Three - LET Room Four - Available 15th September 2025 Room Five - LET Room Six - Available 15th July 2025 Managed by Blue i - Prop Ref: M-11 in the Uttoxeter Road Zone.

Room Details

Bedroom

Spacious double bedroom with a large window providing a well lit study environment. Furnished with double bed, mattress, wardrobe, chest of drawers, desk, and desk chair.

En-Suite Showerroom

En-suite bathroom for bedroom one, fitted with a shower cubicle, toilet and basin.

Lounge/Kitchen/Diner

Lounge with plasma television, coffee table and two new sofas. Fully fitted kitchen including washing machine, two fridge/freezers, dishwasher, cooker 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			
England & Wales		73	77
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			
England & Wales		66	78
EU Directive 2002/91/EC			

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.