

# 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

#### The Coach House, 30a Ashbourne Road, Derby, DE22 3AD

Phone: 01332 371661

Email: admin@blueiproperties.co.uk

Website: www.blueiproperties.co.uk

### **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 Showeroom**

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.





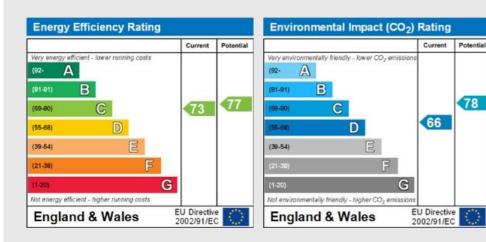












#### FEE'S:-

78

- 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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