



## To Let: £197.5 Monthly Per Person

**Lynton Street, , Derby, DE22 3RW**

- Furnished
- Two Reception Rooms
- Low maintenance garden
- Student Property
- Two double bedrooms
- Spacious property
- Close to town
- Newly refurbished

## About The Property

\*\*\*STUDENT ACCOMMODATION 2026/2027\*\*\* Here we have a 2 bed student property to let, there are 2 reception rooms with the kitchen being extended into the dining room with a large American style fridge freezer, built in electric oven, gas hob, washing machine and slimline dishwasher, there is a breakfast unit with 2 stools, on the ground floor you will also find the bathroom, upstairs there are 2 large double bedrooms. Outside the rear garden is laid with Astroturf making it extremely low maintenance throughout the year. Available from 15th July 2026. Rent - £395.00 per person calendar month Deposit - £395.00 per person

## Room Details

### Bathroom

Black and white ceramic tiled floor, white ceramic tiled walls, three piece suite with bath, toilet and basin, bathroom cabinet, shower riser rail, shower curtain rail and curtain.

### Dining Room

Large spacious room with dark oak wood effect laminate flooring, neutral decor through out, large double glazed window, wood storage cupboards and wood breakfast bar with bar stools, open plan with the kitchen area

### Kitchen

Black tiled floor, large double glazed window, wood wall and base units with wood laminate effect roll edge worktop, electric oven, gas hob, extractor hood, white American style fridge freezer, washing machine, microwave and storage shelving.

### Lounge

Dark wood effect flooring, neutral painted decor, large leather two seat sofa, large double glazed windows, double panel radiator leading to the dining room

### Stairs and Landing

Stairs are carpeted with beige fitted carpets.

### Bedroom One

Beige fitted carpet, double glazed window, neutral decor, double bed, wardrobe, chest of drawers, bedside table, desk and chair

### Bedroom Two

Beige fitted carpet, double glazed window, neutral decor, double bed, wardrobe, chest of drawers, bedside table, desk and chair

### Rear Garden





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		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.

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