



To Let: £675 Monthly

Wolfa street, , Derby, DE22 3SE

- Unfurnished
- Ground Floor
- Rear garden
- Self Contained Flat
- One Bedroom
- City Centre Location
- Permit Parking

About The Property

A very nice ground floor self-contained One Bedroom Flat, unfurnished, property has been completely redecorated. With a large lounge, good sized fully fitted kitchen and white three piece suite in the bathroom with a shower over the bath, this is perfect for a professional couple or individual, who work in the City Centre. Close to local amenities and bus routes. Available 1st April 2026. Rent £675.00 per calendar month Deposit £775.00 Managed by Blue I Properties

Room Details

Bathroom

Grey and white ceramic tiled walls with white 3 piece suite comprising a bath, toilet and hand wash basin and electric shower over the bath.

Bedroom

Large Double bedroom with Grey fitted carpet, modern decoration, wall mounted double panel radiator and double glazed window

Kitchen

Modern fitted kitchen with grey speckled roll edge worktop, single bowl sink and drainer, ceramic hob and built in oven, integrated fridge freezer. There is a space of a washing machine.

Lounge

Grey fitted carpet with modern decoration and open fire place which can be used as a feature and wall mounted double radiator





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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

Phone: 01332 371661

Email: admin@blueiproperties.co.uk

Website: www.blueiproperties.co.uk