



**To Let: £850 Monthly**

**Langley Street, , Derby, DE22 3GN**

- Unfurnished
- Free On Street Parking
- Close to Royal Derby
- Two Reception Rooms
- Two Bedrooms
- Spacious property
- Close to local amenities
- Secure Rear Garden

## About The Property

Blue i Properties are pleased to bring to you this well presented two bedroom terraced property, with a galley fitted kitchen benefiting from integrated oven and hob, fridge freezer and free standing washing washing. Two good size reception rooms, two bedrooms, family bathroom and rear garden. The property would suit professionals or a small family. Close to several university campuses, primary and secondary schools, shop and good road links. Available from 8th May 2026. £850 PCM Rent £950 Deposit Managed by Blue I Properties

## Room Details

### Bathroom

White bathroom suite with shower over the bath

### Bedroom One

Large double bedroom with fitted carpet, double glazed window, double panel radiator

### Bedroom Two

Medium Size bedroom, carpeted and neutrally decorated with a radiator and double glazed window

### Dining Room

Carpeted with neutral decoration

### Garden

An enclosed low maintenance back garden with a small patio area

### Kitchen

Galley Kitchen with integrated oven and hob, washing machine and fridge freezer

### Lounge

Comfortable room, with carpets, sofa and neutral decoration. Vertical blind and radiator

### Stairs & Landing

Carpeted and neutrally decorated





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		
(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		
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(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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## 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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