



To Let: £625 Monthly

61 Milton Street, , Derby, DE22 3PA

- Unfurnished
- Newly Decorated
- New Bathroom
- Self Contained Flat
- One Bedroom
- New Kitchen
- Free On Street Parking
- Ground Floor

About The Property

One bedroom self contained ground floor flat, modern decoration throughout, grey fitted carpets in the hall, lounge and bedroom then grey wood effect vinyl flooring in the kitchen and bathroom. Modern fitted open plan kitchen living space with patio doors out to the private secure rear garden. Bathroom fitted with white three piece suite and shower over the bathroom. Viewings from the week commencing 29th April 2024. Potential tenancy start date from the 3rd May 2024. Rent £625.00 pcm. Deposit £725.00. Managed by Blue I Properties

Room Details

Bathroom

Grey wood effect vinyl flooring, frosted glazed UPVC window, wall mounted ladder style radiator, white three piece suite with bathroom and shower over, hand wash basin, and toilet.

Bedroom

Grey fitted carpet, modern neutral decorated walls, large UPVC windows, wall mounted radiator, large double bedroom

Entrance Hall

UPVC double glazed door into the hall way, grey fitted carpet, modern decorated walls, wall mounted radiator, door leading to the bedroom and open plan living kitchen area

Kitchen Area

Open plan kitchen with the living space, vinyl wood effect flooring, modern fitted wall, base and drawer units with fitted oven and hob, sink and drainer into the work surfaces and a door through to the bathroom.

Living room

Open plan to the kitchen area, grey fitted carpet, modern neutral decorated walls, wall mounted radiator, patio doors leading to the secure private rear garden



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	76
(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