



85 WINDMILL HILL LANE DERBY, DE22 3BN

£125 PER WEEK

****INCLUSIVE OF BILLS****

*****SECURE NOW FOR 2024/25*****

We are delighted to bring to market a beautiful modern student house share inclusive of bills. Each bedroom is bright and has a lovely en-suite including large rain water type shower, double bed, new mattress protector at the start of each tenancy, desk, chair, wardrobe and chest of drawers, all presented to an extremely high standard.


All tenants will have access to their own en-suite bathrooms. Open plan kitchen/diner and living area, leading onto the landscaped rear garden. Parking is available to the front of the property.

The house is located perfectly, just minutes away from Derby Uni, a 5 minute walk from bars and has local shop and barbers just a street away.

This is a 4 bed property with all rooms currently available, call now to arrange a viewing!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	81
(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 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Derby Office Lettings
 Sandleford House
 Rowallan Way
 Derby
 Derbyshire
 DE73 5XE

01332 477522
 info@theslg.co.uk
 www.theslg.co.uk

