



3 WINDMILL HILL LANE DERBY, DE22 3BQ

£140 PER WEEK

STUDENTS 2026/27 – SECURE NOW! BRAND NEW. WILL BE FULLY FURNISHED.

This stunning, fully furnished two-bedroom student home, perfectly suited for a couple or friends. Ideally located within walking distance of the university, city centre, bars, and local shops. This spacious property features an open-plan living, creating the perfect space to relax. There is also a dedicated dining area, ideal for meals or socialising.

Recently renovated, the property includes a modern kitchen, a large bathroom with bath and shower, and two generous double bedrooms. Each bedroom is fully furnished with a double bed, wardrobe, drawers, and a study desk.

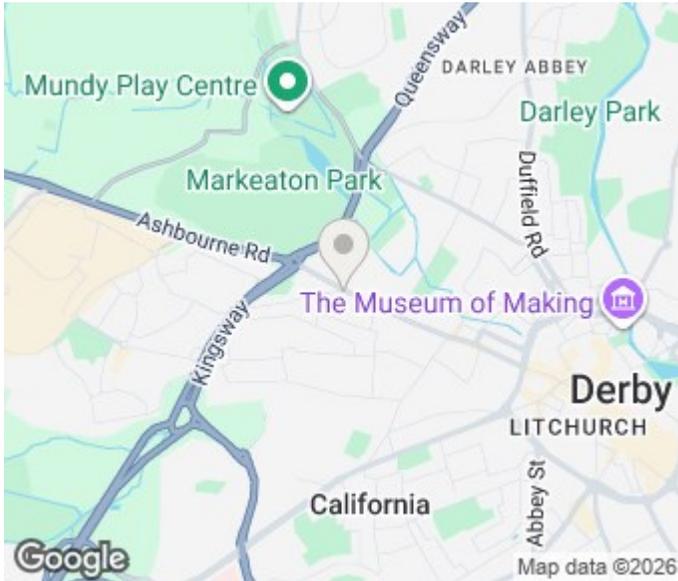
Enjoy the added bonus of a private, sunny rear garden, perfect for summer BBQs. Bills included.

At The SLS, we offer ongoing support throughout your tenancy, from maintenance to general queries—our team is always here to help.

Book your viewing today! Multiple viewings can be arranged for your convenience.



THE
STUDENT LETTING
SPECIALIST



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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
 69 Friargate
 Derby
 Derbyshire
 DE1 1FP

01332 477522
 info@thesls.co.uk
<https://thesls.co.uk/>