



## Bede Street

, Leicester, LE3 5LD

# Rental £115 Weekly

Room in 1 bedroom House Share available 02 October 2025

34 Oxford Street, Leicester, , LE1 5XU  
[leicester@loc8me.co.uk](mailto:leicester@loc8me.co.uk)

0116 216 7362

### Opening Times

Mon Closed; Tues Closed  
Wed Closed; Thurs Closed  
Fri Closed; Sat Closed; Sun Closed

\* Furnished

### Situation

\*1 BED IN A 6 BED HOUSE SHARE  
- AVAILABLE FROM  
OCTOBER2025 \*\*\*CASHBACK  
AVAILABLE\*\*\* \*\* ALL BILLS  
INCLUDED 1 bedroom available in a  
6-bedroom house. Welcome to your  
ideal student living space! This  
impressive 6 bedroom flat is not your  
average accommodation - it's a  
factory conversion that combines  
industrial charm with modern  
comfort. Key Features: Living Room:  
With large corner sofa, coffee tables,  
dining table with seating for 6 people.  
Spread out and make yourself at  
home in the generous living areas.  
Kitchen: Recently refurbished kitchen  
with oven, hob, fridge/freezer,  
dishwasher and washing machine.  
Providing ample space for cooking.  
Large Bedrooms: Each of the 6  
bedrooms offers double bed, built in  
storage with hanging rail, desk and  
chair giving ample space to relax and  
study in style. WC- located just off  
the main entrance so your guests  
don't need to go upstairs to use the  
toilet perfect for house parties. Two  
Shower Rooms with WC, shower  
and wash hand basin. No more  
queuing for the bathroom in the  
morning. Location Highlights: City  
Center: A mere 10-minute walk puts  
you right in the heart of the city, with  
all its dining, shopping, and  
entertainment options at your  
doorstep. DMU: For students at De  
Montfort University, the convenience  
couldn't be better - you're just a short  
walk away from campus. This  
student flat offers a unique and  
comfortable living experience in a  
converted factory space, with the  
added benefits of spacious rooms,  
furnishings, and a fantastic central  
location. Don't miss the opportunity  
to make this your new home while  
studying in the city. When you  
Property Ref: inst-22739

All measurements are approximate.

### Further Information

The deposit required is £250

The landlord has requested to  
include 8.27 All inclusive  
accommodation 8.27.1 The heating  
is set to keep an ambient  
temperature of around 20C. Above  
this temperature the heating will  
cease to be responsive at the  
thermostatic valves located at the  
base of each radiator. If the  
temperature drops below 20C the  
heating will start up and the radiators  
will be responsive. 8.27.2 Hot water  
is set on a continuous supply. From  
time to time, if hot water demand is  
unusually high over a short period of  
time, the water temperature may  
drop. If this remains cool to warm  
over a period of 3 or more hours this  
should be reported to the landlords  
agent. 8.27.3 The tenants agree to  
use the all-inclusive services  
sensibly and not to abuse this  
privilege. Should the tenancy exceed  
a normal usage then the landlord  
reserves the right to recover  
additional monies payable at the end  
of the term. Gas usage is not  
capped. Electricity usage has a  
capped allowance. A set electricity  
allowance is included in the price of  
your rent. If you exceed your  
allowance, you will be charged for  
each unit that you use. This price is  
based on the average unit rate paid  
by the landlord to the energy  
supplier. Cherriton Properties (the  
landlord) will pay for the cost of all  
electricity consumed within the  
property up to a maximum of 850  
units of electricity (kWh) per tenant.  
For example, allowances will be  
capped as follows: 6 Bed Property up  
to a maximum of 5100kWh Based on  
a rate of 16.3p per kWh, capped  
allowances in GBP are as follows: 6  
Bed Property capped electricity  
allowance of £857 inc VAT Any  
Creation Date: 16/05/2025

#### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Orange Living Limited, 2025. Orange Living Limited Registered in England No. 06537787