



# Spekeland Road

, Wavertree, L7 6LY

**Rental £75 Weekly**  
5 bedroom Flat / Apartment available 02 July 2024

3 Ashby Square, Loughborough, , LE11 5AA  
[enquiries@loc8me.co.uk](mailto:enquiries@loc8me.co.uk)

**01509 239099**

#### Opening Times

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

\* Furnished

### Situation

Five Bedroom Student Flat on Speakland Road - An All-Inclusive Student Home Welcome to your ideal student living experience on Speakland Road! This spacious and well-appointed five-bedroom student flat, managed by loc8me, offers a convenient and comfortable lifestyle with all bills included. From modern decor to a central location, this student flat has it all. Property Highlights: Modern Decor Throughout: Enjoy a modern and stylish living space, with contemporary decor and furnishings that make you feel right at home. First Floor Student Flat: This first-floor flat offers easy access and a sense of privacy, creating a comfortable living environment. Open Plan Living/Kitchen: The open-plan layout includes a living area with a TV and a fully equipped kitchen. It's a great space to socialize and prepare meals together. Double Bedrooms: Each of the five bedrooms in this flat features a double bed, providing ample sleeping space for all residents. Short Walk to Edge Hill Train Station: The property's location is just a short walk away from Edge Hill Train Station, making commuting a breeze. 10-Minute Walk to Asda: For your shopping convenience, Asda is just a 10-minute walk away, ensuring you have easy access to groceries and essentials. Please Note: TVs in the Photos Are No Longer There: The property may have been updated, but rest assured, you'll still have access to a TV in the common area. Property Reference 4026: To learn more about this five-bedroom student flat on Speakland Road, view property images, or schedule a viewing, please reference the property reference number provided. Property Ref: inst-13611

All measurements are approximate.

### Further Information

The deposit required is £150

The landlord has requested to include The rent shall include Gas charges The rent shall include Electricity charges The rent shall include Water charges The rent shall include internet and broadband charges, Tenants are paying monthly. Bills cap is £18 pppw

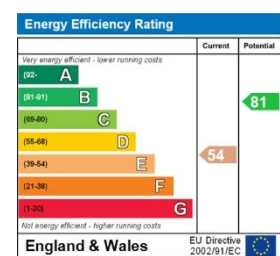
The bills included in the rent are Electricity and Water

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

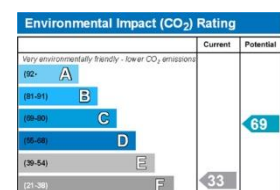
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Creation Date: 17/05/2024

#### 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, 2024. Orange Living Limited Registered in England No. 06537787