



## Duke Street

, Leicester , LE1 6WA

Rental £180 Weekly  
1 bedroom House available 02 July 2025

34 Oxford Street, Leicester, , LE1 5XU  
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

\*\*\*£100 CASHBACK PER TENANT\*\*\* \*\*AVAILABLE JULY 2025\*\*\* Welcome to this luxurious and fully furnished studio apartment, perfect for students and anyone seeking a comfortable, modern living space. This exquisite studio offers the ideal blend of style, convenience, and location, making it a fantastic choice for those studying at the University of Leicester or De Montfort University. Key Features: Fully Furnished: This studio apartment comes complete with all the essentials, including a cozy double bed, a spacious wardrobe, a comfortable faux leather sofa, and a 32" Smart TV. Move in with ease and make yourself at home from day one. Modern Kitchen: The apartment boasts a modern, fully fitted kitchen that includes an oven, hob, microwave, and a convenient fridge/freezer. Cooking and dining in your own space has never been more convenient. Prime Location: Situated in a prime location, this apartment is ideal for students attending the University of Leicester and De Montfort University. Enjoy the convenience of being close to your place of study, cutting down on commute time and making the most of your student life. On-Site Laundrette: Say goodbye to the hassle of finding a laundromat. This apartment complex offers a free on-site laundrette, making laundry day a breeze. Gated Courtyard Garden: Relax and unwind in the tranquil courtyard garden, a serene escape from the hustle and bustle of student life. The gated garden provides a safe and peaceful environment for residents. Secure Bike Storage: For those who prefer two-wheeled transportation, secure bike storage is available, ensuring Property Ref: inst-20245

All measurements are approximate.

### Further Information

The deposit required is £250

The landlord has requested to include All inclusive accommodation 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. Lander Living Limited (the landlord) will pay for the cost of all electricity consumed within the property up to a maximum of 3750 units of electricity (kWh) per studio. Based on a rate of 47.25p per kWh in VAT, the capped allowance in GBP is £1,772 inc VAT. Any consumption in excess of this amount will be charged back to you (the tenant) by Lander Living Limited (the landlord) at the following rate of 47.25p per unit (kWh) inc VAT. If you stay within your allowance, you will not be charged any additional fees. Not to use portable electrical or gas heaters within the property as this can impact the central heating for the rest of the building. Anybody found to have the same will have this confiscated and will be stored until the end of the tenancy. If there is an issue with the heating the landlord will provide electrical heaters as a temporary measure if necessary.

The bills included in the rent are Electricity and Water

The landlord is willing to rent this home to Student

Creation Date: 12/12/2024

#### 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