



Lower Brown Street

, Leicester, LE1 5TH

Rental £125Weekly

4 bedroom Flat / Apartment available 02 July 2024

3 Ashby Square, , LE11 5AA
leicester@loc8me.co.uk

0115 784 3237

Opening Times

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

* Furnished

Situation

Discover the perfect student accommodation with this spacious and comfortable 4-bedroom flat, thoughtfully designed for your convenience. Located just a 5-minute walk from De Montfort University (DMU), it's an excellent choice for students seeking both a convenient and cozy living space. Key Features: Double Bedrooms: Each of the four bedrooms is generously sized, providing ample space for relaxation and study. You'll find comfort and privacy in these well-appointed rooms. 1 Bathroom: A well-maintained shared bathroom makes mornings a breeze, ensuring you can start your day without any hassle. In addition to the bathroom, there's an additional W/C for added convenience, ensuring no one has to wait in line. Communal Garden: Enjoy the fresh air and open space in the communal garden, a perfect spot for studying outdoors, relaxing with friends, or hosting small gatherings. On-Site Laundry Facilities: Say goodbye to the laundromat trips – this flat offers on-site laundry facilities, making laundry day more manageable. Bills Included: Stay stress-free with all bills included in the rent, covering electricity, gas, water, and internet, so you can focus on your studies. Location: Situated in a prime location, this student flat is only a 5-minute walk from De Montfort University, ensuring you're never far from your classes, library, or campus activities. You'll also find yourself conveniently close to local amenities, restaurants, and entertainment options. And when you choose to live in a loc8me home, you'll enjoy even more benefits beyond the comfortable and convenient accommodation. As a loc8me tenant, you'll be entitled to a Property Ref: inst-16950

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. Page 22 of 25 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 Ventures Limited (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: 4 Bed Property up to a maximum of 3400kWh Based on a rate of 36p per kWh inc VAT, capped allowances in GBP are as follows: 4 Bed Property capped electricity allowance of £1 224 inc 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