



Braunstone Gate

, Leicester, LE3 5LG

Rental £120 Weekly

5 bedroom House available Now

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

AVAILABLE JULY 2025 ** ALL
BILLS INCLUDED Welcome to your
ideal student living space! This
impressive 5 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 5 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 5
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
choose to live in a loc8me home,
you'll enjoy even more benefits
beyond the comfortable and
convenient accommodation. As a
Property Ref: inst-16957

All measurements are approximate.

Further Information

The deposit required is £1,250

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. 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: 12/07/2025

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