



## Lemyngton Street

, Loughborough, LE11, LE11 1UH

**Rental £190 Weekly**  
1 bedroom Studio available 02 July 2025

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

**01509 239099**

### Opening Times

Mon 08.30 - 17.00; Tues 08.30 - 17.00  
Wed 08.30 - 17.00; Thurs 08.30 - 17.00  
Fri 08.30 - 17.00; Sat 10.00 - 15.00; Sun Closed

\* Furnished

### Situation

Price: £190 (Inclusive per person per week) Property reference: 5143 Energy Performance Ratings: B Council tax band: A Student property, price inclusive of bills! Discover the epitome of student living at Beacon View, Loughborough. Presenting a brand new, meticulously refurbished studio flat designed with the modern student in mind. Nestled in the vibrant heart of the town, this property combines convenience and luxury for a unique living experience. Key Features: Self-contained Living: The studio offers a comprehensive living space, complete with an ensuite bathroom and a fully-equipped kitchen, ensuring students have everything they need at their fingertips. Prime Location: Positioned advantageously in the town centre, residents will benefit from having Tesco right next door, making grocery runs quick and hassle-free. Health & Fitness: The onsite gym ensures that students can easily maintain an active lifestyle without having to venture far. Safety First: With secure bike storage facilities, students can confidently store their bicycles, knowing they're protected against potential theft or damage. Enjoy hassle-free living with loc8me's all-inclusive package! Covering all your essential bills - gas, electric, water, TV licence, broadband and contents insurance, so you'll have peace of mind in your home. Plus, for every household that signs up, we're partnering with Ecologi to plant a tree, giving you a unique URL to track its location for life. Make a positive impact on the environment while enjoying a seamless lifestyle.  
<https://ecologi.com/capgemini>

All measurements are approximate.

### Further Information

The deposit required is £200

The landlord has requested to include The landlord will provide an inclusive package for utilities within the property this will be capped at £30 per person per week and will cover Gas, Water, Electricity, Internet and TV Licence if applicable., The rent is to include Broadband, TV Licence, Gas, Electricity, Water, Contents Insurance & loc8me community card - local discounts, exclusive giveaways, events & parties which is capped at £30 per person per week.

The bills included in the rent are Electricity and Water

The landlord is willing to rent this home to Student

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

Property Ref: inst-21247

Creation Date: 03/05/2025

#### 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