



Lower Brown Street

, Leicester, LE1 5TH

Rental £120 Weekly

6 bedroom House 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

Are you ready to experience comfortable and convenient student living? Look no further than this exceptional 6-bedroom student flat. Located just a 5-minute walk away from De Montfort University (DMU), this well-appointed residence offers a perfect blend of space, comfort, and accessibility. Here's what you can expect: Key Features: Six Spacious Bedrooms: You and your housemates will enjoy generous personal spaces for rest and study. Each bedroom is designed with comfort in mind. Spacious Kitchen: A fully equipped kitchen awaits you, providing ample room for culinary creativity and communal dining. Two Bathrooms: Say goodbye to morning rush hours with two well-maintained bathrooms. No more waiting in line! Communal Garden: A tranquil communal garden area offers a perfect spot for relaxation, group study sessions, or simply enjoying the outdoors. On-Site Laundry Facilities: The convenience of on-site laundry facilities means less time on chores and more time for academics and fun. Bills Included: No need to worry about sorting out bills—utilities are all-inclusive, simplifying your living arrangements. DMU at Your Doorstep: The biggest advantage of this property is its prime location, just a 5-minute walk from DMU. Say goodbye to lengthy commutes and enjoy more time on campus or exploring the city. 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 range of exclusive perks, including discounts at local shops and restaurants, access to tenant-only events, and even queue jumps for Property Ref: inst-16948

All measurements are approximate.

Further Information

The deposit required is £250

The landlord has requested to include All inclusive accommodation 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. 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. Page 23 of 26 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: 6 Bed Property up to a maximum of 5100kWh Based on a rate of 36p per kWh inc VAT, capped allowances in GBP are as follows: 6 Bed Property capped electricity allowance of £1,836 inc VAT. Any consumption in excess of Creation Date: 15/05/2024

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