



## Market Street

, Loughborough, LE11, LE11 3ER

# Rental £176 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: £176 (exclusive per person per week) Property Reference: 3687 Energy Performance Rating: C Council Tax Band: A Highlight Features: Seamless Design: The open-plan bedroom and living area offer a versatile space that perfectly adapts to the modern student lifestyle. Whether you're studying, relaxing, or hosting friends, this well-designed area ensures comfort and functionality. Modern Amenities: Enjoy the convenience of a private bathroom with contemporary fixtures, combining style and comfort for your daily routines. Location Advantage: Situated in the heart of the town centre, this property places all essential amenities right at your doorstep. Groceries, cafes, shops, and more are just a short walk away, making daily life a breeze. Vibrant Nightlife: Experience the lively atmosphere of Loughborough's nightlife, with an array of bars and entertainment options nearby, perfect for unwinding after a busy day or celebrating with friends. 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>

### Accommodation

Property Ref: inst-20623

All measurements are approximate.

### Further Information

The deposit required is £150

The landlord has requested to include 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 £75 per week.

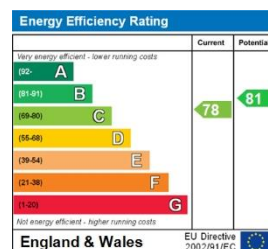
The bills included in the rent are Electricity and Water

The landlord is willing to rent this home to Student

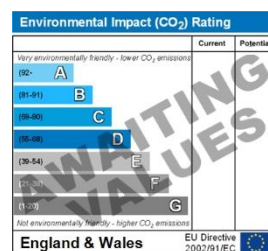
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Creation Date: 01/07/2025

#### 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