



195 Derby Road
Loughborough, LE11 5HJ

Rental £200 Weekly
2 bedroom House available 02 July 2025

3 Ashby Square, Loughborough, , LE11 5AA
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

£200 Inclusive per Person per Week
Energy Performance Rating: E
Council Tax Band: A Property
reference: 5352 Key Features: Brand
New Refurbishment 2 Bedrooms with
En-Suites: Each spacious bedroom
comes with its own private en-suite,
offering both privacy and
convenience for residents. Prime
Location: Situated on the edge of the
Golden Triangle, this flat offers easy
access to both the university campus
and the town centre, blending
convenience with the vibrant student
lifestyle. 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

All measurements are approximate.

Further Information

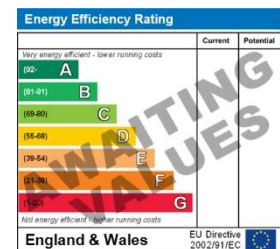
The deposit required is £300

The landlord is willing to rent this
home to Student

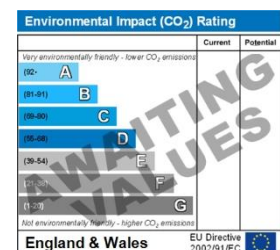
The landlord is willing to rent the
property for a minimum of 12 Months
and a maximum of 12 Months

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 (CO₂) 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.



The environmental impact rating is a
measure of a home's impact on the
environment in terms of carbon
dioxide (CO₂) emissions. The higher
the rating the less impact it has on
the environment.

Property Ref: inst-20529

Creation Date: 09/05/2025

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