



Lower Brown Street

, Leicester, LE1 5TH

Rental £125Weekly

4 bedroom Flat / Apartment 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

Welcome to your ideal student living space! This spacious and well-appointed 4 Bedroom Student Flat is perfect for those looking to combine comfort, convenience, and community. Located just a 5-minute walk from DMU, this flat is designed to cater to the needs of students seeking a vibrant and worry-free living environment. Key Features: Four Double Bedrooms: Each bedroom offers ample space for comfortable living and study. Perfect for students who appreciate privacy and room to spread out. Communal Garden: A tranquil communal garden provides a refreshing escape, whether you want to relax in the sun, read a book, or catch up with flatmates and friends. On-Site Laundry Facilities: No need to haul your laundry off-campus. Our on-site laundry facilities offer convenience and peace of mind. Bills Included: Say goodbye to the hassle of managing utilities. Your monthly rent covers all bills, so you can focus on your studies and enjoy your time in Leicester. Proximity to DMU: Just a 5-minute stroll to De Montfort University, you'll never be late for a lecture or social gathering. The perfect location for students who value both proximity and independence. 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 popular events and attractions. But that's not all - we also offer regular giveaways and competitions, giving you the chance to win great prizes

Property Ref: inst-16953

All measurements are approximate.

Further Information

The deposit required is £250

The landlord has requested to include 44 weeks at full weekly rent and 8 weeks at half weekly rent. If occupation is required during the 8 week summer period, full rent is payable from the date of move in. The move-in date for non-summer occupation is 1st September 2023. 8.27 All inclusive accommodation 8.27.1 The heating is set to keep an ambient temperature of around 20C. Above Page 23 of 26 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

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