

## Forest Road

, Loughborough, LE11 3NW

**Rental £220 Weekly**  
1 bedroom House 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: £220 (Exclusive per person per week) Property Reference: 4091 Energy Performance Rating: C Council tax band: TBC Key Features: Spacious Double Bedroom: This property features a generously sized double bedroom, offering ample space for relaxation, study, and storage. The room is designed to provide a comfortable and productive environment for students. Modern Decor: The flat boasts contemporary design elements throughout, creating a stylish and welcoming living space tailored for student life. Recently Refurbished: Enjoy the benefits of a newly updated property with high-standard amenities, ensuring a comfortable and modern living experience. Prime Location: Situated on Forest Road, this flat is just steps away from the university entrance, making it an ideal choice for students who value proximity to campus. Excellent Transport Links: The property is conveniently located near major bus routes, providing easy access to all parts of the town and the university.

### Accommodation

All measurements are approximate.

### Further Information

The deposit required is £150

The landlord has requested to include One parking space at side of property.

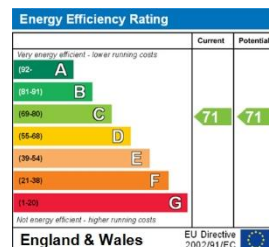
The bills included in the rent are Electricity and Water

The landlord is willing to rent this home to Student

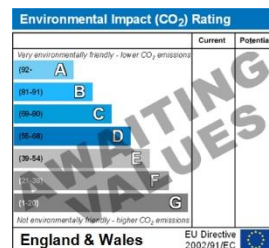
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### 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.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.  
Creation Date: 13/12/2024

Property Ref: inst-20002

#### 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