



**82 Bede Street**  
Leicester, LE3 5LD

**Rental £120 Weekly**

Room in 1 bedroom House Share available 02 July 2025

34 Oxford Street, Leicester, , LE1 5XU  
[leicester@loc8me.co.uk](mailto:leicester@loc8me.co.uk)

**0116 216 7362**

**Opening Times**

Mon Closed; Tues Closed  
Wed Closed; Thurs Closed  
Fri Closed; Sat Closed; Sun Closed

\* Furnished

### Situation

\*1 BED IN A 6 BED HOUSE SHARE  
- AVAILABLE FROM JULY 2025  
\*\*\*CASHBACK AVAILABLE\*\*\* \*\*  
ALL BILLS INCLUDED 1 bedroom available in a 6-bedroom house. Welcome to your ideal student living space! This impressive 6 bedroom flat is not your average accommodation - it's a factory conversion that combines industrial charm with modern comfort. Key Features: Living Room: With large corner sofa, coffee tables, dining table with seating for 6 people. Spread out and make yourself at home in the generous living areas. Kitchen: Recently refurbished kitchen with oven, hob, fridge/freezer, dishwasher and washing machine. Providing ample space for cooking. Large Bedrooms: Each of the 6 bedrooms offers double bed, built in storage with hanging rail, desk and chair giving ample space to relax and study in style. WC- located just off the main entrance so your guests don't need to go upstairs to use the toilet perfect for house parties. Two Shower Rooms with WC, shower and wash hand basin. No more queuing for the bathroom in the morning. Location Highlights: City Center: A mere 10-minute walk puts you right in the heart of the city, with all its dining, shopping, and entertainment options at your doorstep. DMU: For students at De Montfort University, the convenience couldn't be better - you're just a short walk away from campus. This student flat offers a unique and comfortable living experience in a converted factory space, with the added benefits of spacious rooms, furnishings, and a fantastic central location. Don't miss the opportunity to make this your new home while studying in the city. When you Property Ref: inst-21671

All measurements are approximate.

### Further Information

The deposit required is £250

The landlord has requested to include 8.27.1 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. 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 Page 22 of 24 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. Cherriton Properties (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 16.3p per kWh, capped allowances in GBP are as follows: 6 Bed Property capped electricity allowance of £857 inc VAT. Any consumption in excess of this Creation Date: 06/05/2025

#### 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