



## Braunstone Gate

, Leicester, LE3 5LG

# Rental £115 Weekly

6 bedroom House available Now

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

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: Spacious: Spread out and make yourself at home in the generous living areas. Large Double Rooms: Each of the six bedrooms offers ample space to relax and study in style. Furnished: No need to worry about furnishing your new place - this flat comes fully furnished for your convenience. Built-In Storage: Stay organised with built-in storage solutions, ensuring you have plenty of room for all your essentials. Two Shower Rooms with WC's: No more queuing for the bathroom in the morning - you'll find two convenient shower rooms with toilets. 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. Contact us today to arrange a viewing! 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 Property Ref: inst-16958

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  
The bills included in the rent are Electricity, Gas 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.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Creation Date: 22/07/2024

#### 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