



Bede Street

, Leicester, LE3 5LD

Rental £120 Weekly
6 bedroom House 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 this stunning 6-bedroom student flat situated in a captivating factory conversion. Recently renovated to the highest standards, this spacious and contemporary residence offers the perfect blend of modern comfort and industrial charm. With a brand new kitchen and ample living space, it's the ideal place to call home for students seeking both style and convenience. Key Features: 6 Bedrooms: You'll find six large, double bedrooms, perfect for privacy and personal space. Brand New Kitchen: Enjoy cooking and dining in style with this fully-equipped, brand new kitchen, featuring modern appliances and plenty of storage space. Furnished: The flat comes fully furnished, providing you with the essentials for comfortable living. Built-in Storage: Each room boasts built-in storage solutions, helping you keep your living space organised and clutter-free. 2 Shower Rooms with WC's: No need to wait for your turn – two shower rooms with attached WC's make busy mornings a breeze. additionally, there's a separate WC for added convenience. Proximity to the City Centre and DMU: Located within a 10-minute walk to the city centre and De Montfort University (DMU), you'll have easy access to all the city's amenities and your educational institution. 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 Property Ref: inst-16956

All measurements are approximate.

Further Information

The deposit required is £250

The landlord has requested to include 8.27 All inclusive accommodation 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 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. Page 24 of 27 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 Creation Date: 16/05/2024

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