



# Lemyngton Street

, Loughborough, LE11 1UH

**Rental £205 Weekly**  
1 bedroom Studio available 02 October 2024

1 Storer Road, Loughborough, , LE11 5EQ  
[enquiries@loc8me.co.uk](mailto:enquiries@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 Inclusive of Bills! Discover the epitome of student living at Beacon View, Loughborough. Presenting a brand new, meticulously refurbished studio flat designed with the modern student in mind. Nestled in the vibrant heart of the town, this property combines convenience and luxury for a unique living experience. Key Features: Self-contained Living: The studio offers a comprehensive living space, complete with an ensuite bathroom and a fully-equipped kitchen, ensuring students have everything they need at their fingertips. Prime Location: Positioned advantageously in the town centre, residents will benefit from having Tesco right next door, making grocery runs quick and hassle-free. Health & Fitness: The onsite gym ensures that students can easily maintain an active lifestyle without having to venture far. Warm Welcome: A dedicated reception area provides a friendly face and immediate assistance for any queries or concerns, ensuring peace of mind for all residents. Safety First: With secure bike storage facilities, students can confidently store their bicycles, knowing they're protected against potential theft or damage PROP - 5164 EPC - TBC

All measurements are approximate.

### Further Information

The deposit required is £200

The landlord has requested to include The rent is to include Broadband, TV Licence, Gas, Electricity, Water, Contents Insurance & loc8me community card - local discounts, exclusive giveaways, events & parties which is capped at £30 per person per week.

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

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

### Accommodation

Property Ref: inst-18419

Creation Date: 17/05/2024

#### 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