



Braunstone Gate

, Leicester, LE3 5LG

Rental £115 Weekly
4 bedroom Flat / Apartment available Now

34 Oxford Street, Leicester, , LE1 5XU
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 this spacious and stylish 4-bedroom student flat in a unique factory conversion. Ideal for students seeking a comfortable and convenient living space, this property offers a blend of modern amenities and a fantastic location. Property Highlights: Four Double Bedrooms: Each room is designed with your comfort in mind, offering ample space to relax and study. Two Bathrooms and One Toilet: No more waiting in line in the morning! With two bathrooms and an additional toilet, you'll have the convenience you need. Brand New Living Area: The common living area is a chic and welcoming space to relax, socialise, and unwind. It's perfect for group study sessions or just hanging out with flatmates. Bills Included: Say goodbye to the hassle of managing bills. This flat includes all your utilities, so you can focus on your studies and enjoying your time in Leicester. Superb Location: The convenience of this location is hard to beat. It's just a 5-minute walk to De Montfort University, making those early morning lectures a breeze. Plus, with a Tesco superstore right across the road, groceries and essentials are always within reach. If you're looking for a hassle-free and contemporary student living experience, this flat is a must-see. Contact us today to arrange a viewing and secure this fantastic student accommodation. 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 Property Ref: inst-16960

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. 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: 4 Bed Property up to a maximum of 3400kWh Based on a rate of 17.64p per kWh inc VAT, capped allowances in GBP are as follows: 4 Bed Property capped electricity allowance of £600 inc 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