



Ashby Road  
, Loughborough , LE11 3AE

Rental £165 Weekly

1 bedroom Flat / Apartment available 02 July 2025

3 Ashby Square, Loughborough, , LE11 5AA  
loughborough@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: £165 per week (inclusive of bills) Property Reference: 4409 Energy Performance Rating: C Council Tax Band: A Key Features: Self-Contained Living: This thoughtfully designed studio flat offers an all-in-one living space, seamlessly integrating areas for living, cooking, and bathing—perfectly tailored for both study and relaxation. Top-Notch Refurbishment: Recently refurbished to the highest standards, this studio exudes a modern and fresh ambiance, providing the best in contemporary student living. Prime Location: Located on Ashby Road, this property is just a short 5-minute walk from both the bustling town centre and Loughborough University campus, offering unparalleled convenience. No parking Enjoy hassle-free living with loc8me's all-inclusive package! Covering all your essential bills - gas, electric, water, TV licence, broadband and contents insurance, so you'll have peace of mind in your home. Plus, for every household that signs up, we're partnering with Ecologi to plant a tree, giving you a unique URL to track its location for life. Make a positive impact on the environment while enjoying a seamless lifestyle. <https://ecologi.com/capgemini>

**Accommodation**

Property Ref: inst-19917

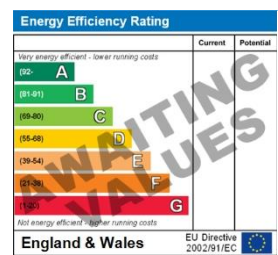
All measurements are approximate.

**Further Information**

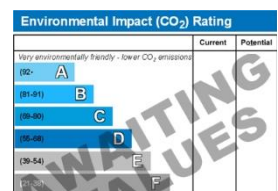
The deposit required is £150  
The landlord has requested to include The rent is to include Broadband, TV Licence, Gas, Electricity, Water, Contents Insurance & loc8me community card - local discounts, exclusive giveaways, events & parties which is capped at £25 per person per week.  
The bills included in the rent are Electricity and Water  
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

**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.



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.



Creation Date: 05/01/2025

**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