



## Lower Brown Street

, Leicester, LE1 5TH

# Rental £120 Weekly

4 bedroom House available 02 July 2025

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

\*\*\*£100 CASHBACK PER TENANT\*\*\* \*\*BILLS INCLUDED\*\*  
\*\*FREE ON SITE LAUNDRY FACILITY\*\* This remarkable 4-bedroom student flat offers everything you need for a comfortable and convenient university experience. Key Features:  
Double Bedrooms: All bedrooms come with double bed, desk, chair, built in storage with hanging rail and draws. The rooms also have large double glazed windows perfect for letting in the natural light and blinds to shut it out when you want to sleep.  
Shower Room: Well-appointed bathroom, with huge rainfall shower and large mirrors. The property also has a separate toilet with wash hand basin  
Kitchen: With oven, hob, dishwasher, sink and drainer, fridge and freezer.  
Lounge: With corner sofa and TV with TV license included.  
Breakfast bar and bar stools.  
Communal Garden: Relax and unwind in the spacious communal garden. Perfect for soaking up the sun, hosting gatherings, or just enjoying the fresh air.  
On-site Laundry Facilities: Forget about lugging your laundry across town. Our on-site laundry facilities make it convenient to stay on top of chores while focusing on your studies and more importantly, it's FREE to use.  
Bills Included: No hidden fees! All bills including water, electricity, gas, high-speed internet and TV license are included in your rent. You can budget with confidence.  
Prime Location: Located just a 5-minute walk away from De Montfort University (DMU) and 15-minute walk away from University of Leicester (UOL). You'll have easy access to campus, lectures and all that Leicester has to offer. When you choose to live in a loc8me home, Property Ref: inst-20257

All measurements are approximate.

### Further Information

The deposit required is £1,000

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. Lander Ventures Limited (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 36p per kWh inc VAT, capped allowances in GBP are as follows: 4 Bed Property capped electricity allowance of £1 224 inc  
Creation Date: 14/12/2024

#### 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