



## Broad Street

, Loughborough , LE11 5AB

**Rental £200 Weekly**  
2 bedroom House available 02 July 2025

3 Ashby Square, Loughborough, , LE11 5AA  
[loughborough@loc8me.co.uk](mailto: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: £200 per Person per Week (Inclusive) Property Reference: 3976 Energy Performance Rating: C Council tax band: A Key Attributes: Contemporary Elegance: Recently refurbished, this flat offers a stylish and modern living environment tailored to meet the needs of students. Thoughtful design and comfortable finishes ensure both aesthetics and functionality. Prime Town Centre Location: Nestled in the heart of Loughborough's bustling town centre, this flat provides immediate access to a variety of shops, dining options, and nightlife, making it the ideal spot for enjoying everything the town has to offer. Optimal Living Spaces: The flat includes two spacious double bedrooms, each with its own ensuite bathroom, offering a perfect balance of privacy and shared living. This setup is ideal for those seeking both personal space and communal areas for shared experiences. Seamless Campus Connectivity: With major bus routes nearby, commuting to the university campus is fast and convenient, allowing more free time for study or leisure activities. Grocery Convenience: Sainsbury's is just around the corner, making grocery shopping simple and quick. You'll have easy access to all your essentials, ensuring that meal planning is stress-free. Inclusive Package Available: An all-inclusive option covering essential bills is also available, simplifying your budgeting and helping you focus on academics and enjoying your student life. This flat offers a perfect blend of style, comfort, and convenience for students or professionals looking to enjoy the best of Loughborough living. Enjoy hassle-free living with loc8me's all-inclusive package! Property Ref: inst-20089

All measurements are approximate.

### Further Information

The deposit required is £300

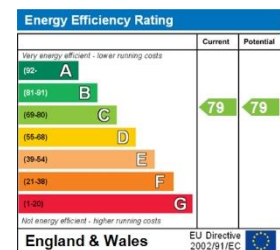
The bills included in the rent are Electricity and Water

The landlord is willing to rent this home to Student

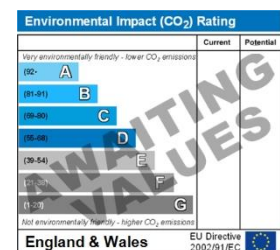
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### 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.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 01/05/2025

### 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