



## Bywater House

, Edgbaston, B16 9AU

**Rental £208 Weekly**  
1 bedroom Studio available 02 September 2025

3 Ashby Square, Loughborough, , LE11 5AA  
[birmingham@loc8me.co.uk](mailto:birmingham@loc8me.co.uk)

**01509 239099**

### Opening Times

Mon Closed; Tues Closed  
Wed Closed; Thurs Closed  
Fri Closed; Sat Closed; Sun Closed

\* Furnished

### Situation

£193 inclusive per week Property reference- 5421 This self-contained luxury studio flat has been meticulously designed to provide you with everything you need for comfortable and stylish living. Bywater House ensures your peace of mind with secure bike storage and an entry system for building security. On-site laundry facilities make daily chores easy and convenient. Your rent includes gas, water, electricity, and internet. No more juggling utility payments – it's all sorted for you. Focus on what matters most, whether it's your studies or your career. The university is just a short distance away, making your academic journey stress-free and efficient. No more long commutes; everything you need is within reach.

### Accommodation

All measurements are approximate.

### Further Information

The deposit required is £150

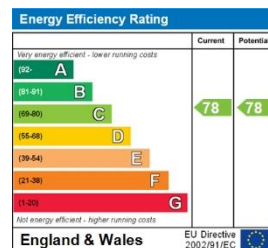
The landlord has requested to include Rent to include water, wifi, gas and electricity.

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

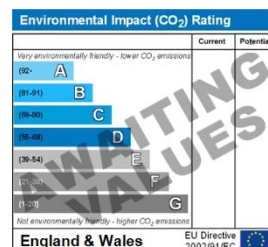
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### 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 (CO2) 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 (CO2) emissions. The higher the rating the less impact it has on the environment.  
Creation Date: 05/05/2025

Property Ref: inst-21361

#### 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