



# The Shoe and Boot Factory

, LE2 7AE

## Rental £107 Weekly

7 bedroom Flat / Apartment available Now

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

Are you ready to experience modern living in style and comfort? Welcome to our meticulously refurbished 7-bed student flat! Conveniently located just a short 5-minute walk from De Montfort University, this property offers a superior living experience for students. Key Features: All Bills Included: Say goodbye to the hassle of managing utility bills. All your bills are included, providing you with peace of mind and hassle-free living. Flexible Tenancies: Choose between 46 or 52-week tenancies to match your academic schedule, giving you the freedom to focus on your goals. Prime Location: This flat share is perfectly situated in the heart of the city centre, offering quick access to amenities, shopping, and entertainment. The Property: Fully Furnished: Enjoy a fully furnished living space, complete with modern and stylish decor. Each room features new furniture, ensuring your comfort and convenience. Entertainment: Gather in the spacious living room equipped with a large flat-screen TV and sound bar for movie nights and relaxation. Individual bedroom TVs are also provided for your entertainment. Connectivity: Stay connected with high-speed Wi-Fi, ensuring smooth online experiences for work and leisure. Convenience: The property comes with a washer/dryer, fridge/freezer, and a fitted kitchen with appliances, making daily life a breeze. Comfortable Bedrooms: Each bedroom is equipped with a comfortable double bed, fitted desk, chair, and large wardrobes for all your storage needs. No Deposit Required: We understand that moving can be costly. That's why we offer this fantastic property without the need for a deposit. Don't miss Property Ref: inst-18018

All measurements are approximate.

## Further Information

The deposit required is £0

The bills included in the rent are Electricity, Gas, Telephone 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 10 Months and a maximum of 12 Months

Creation Date: 25/08/2024

## 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