



Forest Road

, LE11 3NW

Rental £195 Weekly
4 bedroom House 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

£195 (Inclusive per person per week)
Property Reference- 5103 Energy Performance Rating TBC Council tax band: TBC Experience contemporary living at its finest in this newly-refurbished, first-floor flat, situated in the heart of Loughborough's vibrant student community. A seamless blend of comfort, style, and convenience awaits the next lucky tenants of this modern four-bedroom residence. Key Features: Modern and Fresh: The property boasts a fresh and modern decor throughout, meticulously designed to cater to the tastes of the contemporary student. Recently Refurbished: Having undergone a complete refurbishment, every element of this flat exudes a brand new feel, ensuring a comfortable and top-notch living experience. Private and Spacious Bedrooms: Each of the four bedrooms is spacious, offering double beds and the luxury of private en-suite facilities. A perfect retreat after a long day of lectures and studies. Sociable Living Area: The open-plan living room and kitchen area offers a fantastic space for socialising, cooking, and relaxing. With high-quality appliances and a sleek design, it's an ideal space for both entertaining and everyday living. Prime Location: Located just off Forest Road, the property is a stone's throw away from the main campus entrance, making those early morning lectures a breeze to attend. Plus, with its close proximity to essential bus routes, residents have easy and efficient access to all parts of the campus and the town. All-Inclusive Rent: One less thing to worry about! The rent for this property is inclusive of all bills, allowing residents to budget easily Property Ref: inst-21085

All measurements are approximate.

Further Information

The deposit required is £600

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 £30 per person per week.

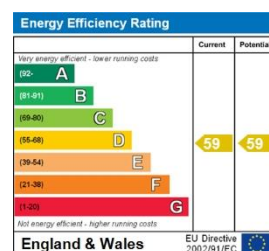
The bills included in the rent are Electricity and Water

The landlord is willing to rent this home to Student

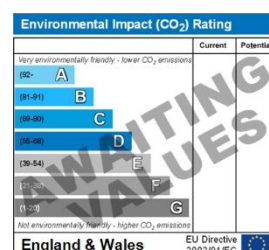
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

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 (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.



Creation Date: 12/12/2024

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