



## York Road

, Loughborough, LE11 3DA

**Rental £210 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

£210 inclusive per person per week  
Property Reference: 5272 Energy Performance Rating: TBC Council Tax Band: D Key Features: Sleek Design & Fresh Interiors: Recently refurbished with a modern, stylish aesthetic, this flat offers the perfect combination of comfort and elegance, ideal for contemporary student living. Ensuite Bedrooms: Both spacious bedrooms come with private ensuite bathrooms, providing ultimate privacy and convenience for each resident. Prime Silver Triangle Location: Located in the prestigious Silver Triangle area, you're in the heart of the action with quick access to eateries, shops, and entertainment venues. Close to Essentials: Sainsbury's is just a 5-minute walk away, ensuring quick and easy grocery runs. The central location also offers a variety of other nearby amenities. Designed for Modern Students: This property is thoughtfully designed with students in mind, offering spaces perfect for both study and socializing. Covering all your essential bills - gas, electric, water, TV licence, broadband and contents insurance, so you'll have peace of mind in your home. Plus, for every household that signs up, we're partnering with Ecologi to plant a tree, giving you a unique URL to track its location for life. Make a positive impact on the environment while enjoying a seamless lifestyle. <https://ecologi.com/capgemini>

### Accommodation

Property Ref: inst-20191

All measurements are approximate.

### Further Information

The deposit required is £300

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, Gas 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Creation Date: 15/12/2024

#### 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