



## York Road

, Loughborough, LE11 3DA

**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

£200 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

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.

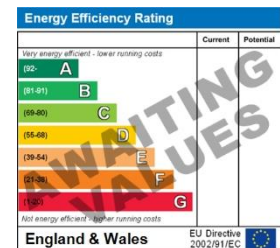
The bills included in the rent are  
Electricity, Gas and Water

The landlord is willing to rent this  
home to Student

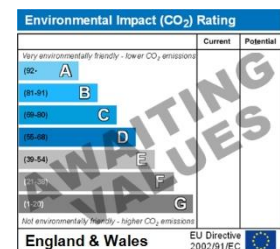
The landlord is willing to rent the  
property for a minimum of 12 Months  
and a maximum of 12 Months

### 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.



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.



Property Ref: inst-20191

Creation Date: 03/05/2025

#### 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