



## Ashby Road

, Loughborough, LE11 3AA

**Rental £215 Weekly**  
1 bedroom Flat / Apartment 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

Price: £215 per week (inclusive of bills) Property Reference: 4191 Energy Performance Rating: D Council Tax Band: A Key Features: Modern Interiors: Enjoy a fully refurbished flat with contemporary design and finishes. This space blends comfort and style, perfectly suited to the needs of the modern student. Prime Location: Located in the desirable Silver Triangle, this flat is just a stone's throw from Sainsbury's, making grocery shopping both convenient and effortless. Campus Commute Made Easy: With close proximity to major bus routes, commuting to the university campus is a breeze. Whether you prefer public transport or a relaxing walk, getting to class is straightforward and convenient. Town Centre Proximity: Enjoy the vibrant town centre just a five-minute walk away. You'll have easy access to a variety of shops, restaurants, and entertainment options, perfect for both day trips and nights out. Well-Connected: Benefit from a strategic location that keeps you well-connected to both local amenities and the university. From quick grocery runs to exploring the local scene, everything you need is within easy reach. Enjoy hassle-free living with loc8me's all-inclusive package! 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>

Property Ref: inst-19927

All measurements are approximate.

### Further Information

The deposit required is £150

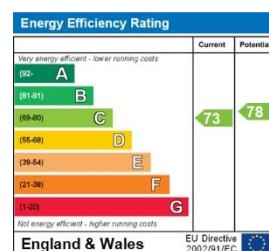
The bills included in the rent are Electricity and Water

The landlord is willing to rent this home to Student

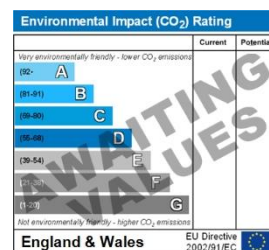
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### 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 (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.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 14/12/2024

#### 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