







NICK HUMPHREYS

SALES · LETTINGS · STUDENT

Leicester Road, Loughborough, LE11 2AQ £214 Per Week

SINCE 1986

## **Further Information**

This first floor studio is available for the 2025/2026 academic year

## **Rent, Fees and Terms**

Weekly Rent - £214.00 pppw - weeks totalling £11,128.00 per annum.

### **Available 1st October 2025**

### **Deposit**

No deposit with UK based guarantor\*

### Location

This property is located in town with a short walk from all the local amenities. Situated 1.4 miles from the University, which is less than a 20 minute walk.

# **Living Kitchen Area**

Separate lounge and kitchen area

## **Bedrooms**

This property consists of an open plan living / bedroom, of which is bright and airy and will include a new double bed base and mattress, wardrobe, chest of drawers, desk and chair.

## **Shower Room**

One shower room.

### **Parking**

The property as a whole has 4 off road parking spaces available - these will be allocated on a `first come first served basis`

## **EPC Grade E**

\*Terms & Conditions apply



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, neasurement of doors, windows, rooms and any other ferms are approximate and no responsibility in taken for any enror, omission, or mis-attempts. The plan is for illustrative purposes only and should be used as such by any prospective purchasier. The services, systems and appliances shown have not been lested and no quarerfal and appliances shown have only any other statements.



