



NICK HUMPHREYS

SALES • LETTINGS • STUDENT

SINCE 1986

George Street, Leicestershire, LE11 5DQ

£195 Per Week

Disclaimer - Photos

The photos used for advertising are of a similar property to show the standard of how the property will look, when complete, in Summer 2025.

Further Information

TWO DOUBLE bedrooms with TWO BATHROOMS and separate study room available for the 2025/2026 academic year!

Rent, Fees and Terms

£195.00 per person per week / £9,750.00 per person per annum 50 weeks - INCLUSIVE OF PERSONAL CONTENTS INSURANCE

or

£231.00 per person per week / £11,550.00 per person per annum 50 weeks - INCLUSIVE OF GAS, ELECTRIC, WATER, PERSONAL CONTENTS INSURANCE, TV LICENCE & INTERNET

Available 1st July 2025

Deposit

No deposit with UK based guarantor. If unable to provide UK based guarantor, a deposit will be required totalling £975.00 per person.

Inclusive of Personal Contents Insurance

Property Enhancements

The property is currently being refurbished throughout. Works include, new kitchen and appliances, 2 en suite bathrooms, new flooring throughout, redecoration throughout, new furniture throughout, new doors and handles throughout, new radiators throughout, TV in each bedroom and living area and new blinds throughout.

Location

This property is located less than a 10 minute walk from the University and within 1 minute walk to the town centre just off the main Ashby Road

Living/ Kitchen

An open plan kitchen living area.

Bedrooms

This property consists of 2 DOUBLE bedrooms. The bedrooms are bright and airy and include a double bed, wardrobe and chest of drawers.

Study room

Separate study room with two desks and desk chairs.

Bathrooms

Two first floor showers rooms.

Parking

The property is eligible for two on road parking permits which can be purchased via MiPermit

Rear Garden

Small rear garden

EPC

Grade TBC - Currently undergoing full refurbishment.

Council Tax

All students in FULL TIME Education are exempt from Council Tax.

