

# TO LET



**Abbey**  
Lettings & Sales



## Edric House

Loughborough, LE11 5BE

**£850 Per month**



A Furnished 2 DOUBLE Bedroom STUDENT apartment on the highly popular EDRIC HOUSE development is coming available for YOU to move into. The property is situated in the town Centre allowing you to enjoy town life and still only be a 15-minute walk away from the Loughborough University campus.

The property benefits from secure communal entrance doors, open plan living and kitchen area, comprising of hob and electric oven, extractor fan, fridge with freezer box and washing machine, 2 double bedrooms, and shower room. The property also offers laminate wooden flooring, vinyl and tiled flooring, electric heating, and full double glazing.

The Apartment is ideal for STUDENTS who are looking for easy commuting to the Loughborough University campus, town centre as well as the Rushes Shopping Centre and Local Shops, bars, and restaurants.



## Open Plan Living Area 28'1" x 15'2" (8.566 x 4.634)

Living Area Comprises:

Ceiling light points, electric heater, TV media, and telephone points, carpeted flooring, double glazed window, and doors leading to bedroom 1, 2 & shower room.

Kitchen Area Comprises:

Ceiling light points, fully fitted kitchen offering worktops, base and wall cupboards, stainless steel sink, and drainer, hot and cold mixer tap over, electric hob, electric oven, and extractor fan, fridge with freezer box, washing machine, and vinyl flooring.

## Bedroom 1 9'4" x 9'5" (2.870 x 2.888)

Ceiling light points, electric heater, double glazed window, and carpeted flooring.

## Bedroom 2 11'11" x 10'11" (3.637 x 3.332)

## Shower Room 6'4" x 5'7" (1.944 x 1.709)

Comprises: Ceiling light points, towel heater, vinyl flooring, double glazed window, extractor fan, three-piece suite, comprising of shower cubical, pedestal wash hand basin, and low-level flush toilet.

## Area Map



## Floor Plans



## Energy Efficiency Graph

