



NICK HUMPHREYS
SALES • LETTINGS • STUDENT

SINCE 1986

Ashby Road, , LE11 3AA
£210 Per Week

Further Information

1 double bedroom available for the 2025/26 academic year

Property Enhancements Summer 2025

This property is currently being fully refurbished to a high standard throughout.

Works to include:

- 1) New kitchen and appliances
- 2) New shower room
- 3) New flooring throughout
- 4) New furniture throughout
- 5) New blinds throughout
- 6) Redecoration throughout
- 7) TV to be fitted to wall in bedroom.

DISCLAIMER: Note the photographs used are for advertising ONLY. They are not of this particular property but to show the standard of the works currently taking place.

Rent, Fees and Terms

£210.00 per person per week - £9,240.00 per person per annum, 22 weeks. INCLUSIVE of electric and water charges,

Available 1st September 2025

Deposit

No deposit with UK based guarantor*

Inclusive of personal contents insurance*

Location

This property is located on the main Ashby Road less than a 5 minute walk from Sainsbury’s and the town centre. A 10 minute walk away from the Univeristy Campus

Living / Kitchen

Open plan bedroom/living area with separate kitchen

Bedrooms

This property consists of 1 DOUBLE bedroom/living area furnished with a sofa, double bed, wardrobe, chest of drawers, desk and chair.

Shower Room

One shower room

Parking

The property is entitled to one on road parking permit which can be purchased via MiPermit.

EPC Grade E

*Terms & Conditions apply

