



NICK HUMPHREYS

SALES • LETTINGS • STUDENT

SINCE 1986

Derby Road, Leics, LE11 5HJ
£120 Per Week

Further Information
4 double bedrooms available for the 2025/26 academic year

Rent, Fees and Terms
£120.00 per person per week / £6,000.00 per person per annum 50 weeks - INCLUSIVE OF PERSONAL CONTENTS INSURANCE

or
£145.00 per person per week / £7250.00 per person per annum 50 weeks - INCLUSIVE OF GAS, ELECTRIC, WATER, TV LICENCE, INTERNET AND PERSONAL CONTENTS INSURANCE

Available 1st July 2025

Deposit
£250.00 Per Person with UK Guarantor or 5 Weeks Rent Without A Guarantor.

Inclusive of personal contents insurance*

Location
This property is located within 0.7 miles (14 minute walk) from the University Campus and 0.5 Miles (11 minute walk) to The Griffin Pub in the Town Centre.
Perfect location 1 minute walk from Lidl Supermarket.

Living / Kitchen
The property has a large kitchen with dining area, a large separate lounge with flat screen TV.

Bedrooms
3 out of the 4 bedrooms to be painted grey summer 2025. .

Bathrooms
One large ground floor bathroom with a shower over the bath.

Parking
The property boasts a large driveway for up to three cars

Garden
Large private rear lawned garden perfect for those garden parties!

EPC
Grade D

***Terms & Conditions apply**

