

## Individual bedrooms in shared apartments for academics

### Overview

We offer individual bedrooms in **two separate furnished apartments** within the same building, located close to Torgauer Platz, 04315, Leipzig.

The 'standard' accommodation is a single-floor apartment, situated on the 1<sup>st</sup> floor. The 'premium' accommodation is a two-floor (maisonette), situated directly above, on the 2<sup>nd</sup> and 3<sup>rd</sup> floors.

All of the rooms are fully furnished to a very similar high standard and rent is inclusive of all utilities. The key differences are that the 'premium' offer features a large lounge, an additional bathroom, a larger kitchen, individual fridge-freezers per room, plus it's a 'serviced' apartment (we provide cleaning service (communal areas only), plus 'consumables' such as toilet paper, bin bags, hand soap and suchlike).

The apartments are independent of one another (tenants only have access to their own apartment and not to the other apartment), but we created this combined listing, for ease of comparison.

Rent for \*all\* rooms includes the following:

- \* 'Cold rent' (the use of the space)
- \* 'Warm rent' (cold water + hot water + heating + building caretaker + council rubbish collections + management fees etc)
- \* Electricity
- \* High speed broadband Internet
- \* Rundfunkbeitrag (TV license)

	'Standard' apartment	'Premium' apartment
Room 1	€455	€520
Room 2	€460	€530
Room 3	€440	€505
Room 4		€545

'Room 1' is the same size in each apartment.

'Room 2' is the same size in each apartment.

'Room 3' is the same size in each apartment.

'Room 4' only exists in the 'premium' apartment.

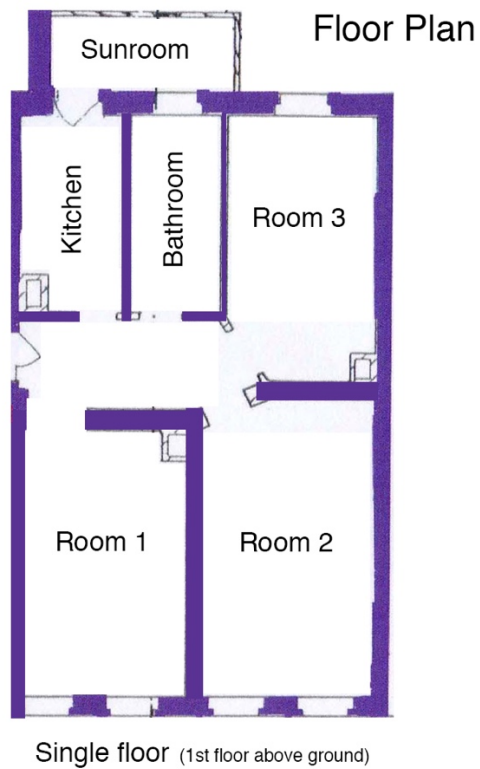
All rooms are rented on 'fixed term' contracts. We are open to extending those rental periods upon request (subject to availability); for example if a PhD student needs to extend their project for a further semester.

Naturally, you can do the 'Anmeldung' (officially registering your address with the German government). This will be your official home in Leipzig.

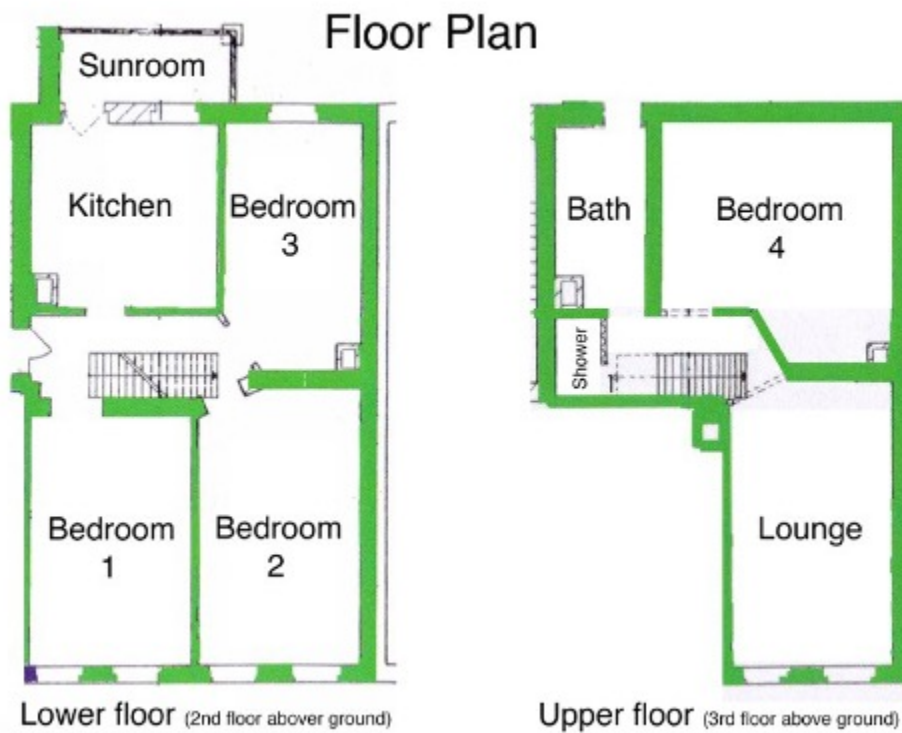
A 'damage deposit' of one month's rent is required to secure the tenancy.

## Floor plans

### **‘Standard’ apartment:**



### **‘Premium’ apartment:**



## Photos

### **'Standard' apartment:**

#### Room 1



#### Room 2





Room 3:



Kitchen:



Hall:



Bathroom:



Sunroom:





## **'Premium' apartment:**

Room 1:



Room 2:





Room 3:



Kitchen:





Lounge:



Sunroom:





Bathroom 1:



Bathroom 2 (shower room):



Hall:



### **Double bedrooms, for single occupancy**

You are very welcome to have occasional guests staying over, but the room is only available for rental to individual occupants (no couples; we want to limit capacity for your comfort).

No smoking in the apartment.

### **Ultra-fast (fibre optic) WiFi Internet, throughout the entire apartment.**

#### **Location: Bülowstrasse, 04315, Leipzig**

- \*Very close to Helmholtz UFZ (1.3 km; 15 min walk/4 min cycle)
- \*Close to city centre (2.6 km to Leipzig main train station; 30 min walk/9 min tram)
- \*Great transport links (Tram 3/7/8 + Sellerhausen train station)
- \*Free car parking on the street, no restrictions

### **Private Bedrooms (private space, with a Yale lock on the bedroom door)**

All bedrooms include the same fittings and furniture (the only difference is the size of each bedroom)

- \*Large desk with upholstered bucket chair; comfy for working from home.
- \*Euro king size bed (160 x 200 cm)
- \*Bedding and towels included (can be removed if you prefer)
- \*Wardrobe and clothes hangers
- \*Storage cupboard
- \*Laundry basket
- \*Bedside tables and lamps



## **Sunroom (communal space)**

With table and chairs. South-facing. A sunny spot for enjoying breakfast.

## **Kitchen**

- \*New kitchen with all modern conveniences, including dish washer, oven, microwave, kettle, all utensils/crockery/cups etc
- \*Large dining table & chairs
- \*Ultra-quiet washing machine (you can use any time of day or night)

## **Exclusive benefits of the 'premium' apartment:**

### **Huge Lounge (communal space)**

- \*43" ultra-HD (4K) tv/monitor with HDMI cable for computer
- \*Two sofas
- \*Premium wooden board games (chess, Jenga, Connect Four)

## **Second bathroom**

## **Double-sized kitchen, with a separate fridge-freezer per tenant.**

## **Rent includes consumables:**

- \*Toilet paper
- \*Bin bags
- \*Hand soap
- \*Dish soap
- \*Dishwasher tablets
- \*Dishcloths
- \*Paper hand towels
- \*Cleaning materials

## **Cleaning Service**

- \*We clean the communal areas once weekly (bathrooms, kitchen, halls, lounge)
- \*We empty the apartment's dustbins (as necessary, several times per week)
- \*Note that we do not clean individual bedrooms.

Important note – Due to the steep internal stairs (access to both bathrooms, lounge and bedroom #4), the 'premium' apartment is unfortunately not well-suited for people with limited mobility.

## **Contact**

For enquiries and booking requests, please email [simondavidwilliams@gmail.com](mailto:simondavidwilliams@gmail.com)

We look forward to hearing from you.