

Individual bedrooms in high-standard shared house for academics

Rental prices, including utilities:

Bedroom 1: €495 per month

Bedroom 2: €505 per month

Bedroom 3: €480 per month

Bedroom 4: €520 per month

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).

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 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 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

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)

Spacious Kitchen (communal space)

*New kitchen with all modern conveniences, including dish washer, oven, microwave, kettle, all utensils/crockery/cups etc

*Each tenant is allocated their own personal, full sized fridge (with freezer compartment) in the kitchen, so you do not need to share fridge space with your housemates

*Large dining table & chairs

*Ultra-quiet washing machine (you can use any time of day or night)

Master Bathroom (communal space)

With bath, shower, toilet & handwash basin.

Second Bathroom (communal space)

Shower, toilet & handwash basin.

Sun room (communal space)

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

Rent includes utilities and services

Price includes the following:

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

NB – Due to the steep internal stairs (access to both bathrooms, lounge and bedroom #4), this shared house is unfortunately not well-suited for people with limited mobility.

Enquiries: simondavidwilliams@gmail.com

Bedroom 1:



Bedroom 2:



Bedroom 3:



Bedroom 4:



Lounge:



Kitchen:



Sun room:



Main bathroom:



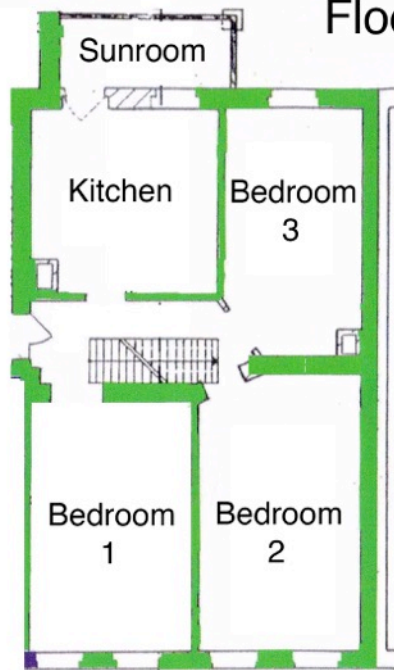
Second bathroom:



Entrance hall:



Floor Plan



Lower floor (2nd floor above ground)



Upper floor (3rd floor above ground)

Wifi speed test result:

The screenshot shows a Firefox browser window displaying a Speedtest.net result page. The browser's address bar shows the URL <https://www.speedtest.net/de/result/14715100884>. The page features a dark theme and includes a navigation bar with options like 'TEILEN', 'Ergebnis-ID 14715100884', 'ERGEBNISSE', and 'EINSTELLUNGEN'. The main content area displays the following test results:

- DOWNLOAD Mbps:** 462.13
- UPLOAD Mbps:** 50.37
- Ping ms:** 22

Below the results, the connection details are listed under 'Verbindungen':

- Verbindungen:** Mehrfach
- Drahtlos-DSL GmbH:** Mittelsachsen, Leipzig
- Vodafone:** 146.52.160.172

The status 'LOS' is prominently displayed in a circle. A 'Server wechseln' link is also visible. On the right side, there is a 'WERTEN' section with a five-star rating and a disclaimer: 'Indem Sie dieses Feedback einreichen, erkennen Sie an und erklären sich damit einverstanden, dass Ookla diese Informationen gemäß seiner [Datenschutzbestimmungen](#) teilen darf.'