

1. The first 200 customers who make a room booking at Buchanan View, Mannequin House, Newcastle 1 or St. James House for the 2026/27 academic year between 00:01 BST on 15 June 2026 and 23:59 BST on 31 July 2026, or until all 200 discounts have been allocated, whichever occurs first ("Offer Period"), will receive a £250 discount on their tenancy, subject to these terms and conditions.
2. There are only 200 £250 discounts available. This offer is open to new customers, existing customers who currently hold a tenancy agreement with Student Roost for the 2025/26 academic year, and customers booking through an approved Student Roost agent.
3. To qualify a customer must:
 - complete a booking for the 2026/27 academic year at one of the following properties during the Offer Period:
 - ~~Buchanan View;~~
 - ~~Mannequin House;~~
 - ~~Newcastle 1;~~ or
 - ~~St. James House;~~ and
 - enter the code **Disc250** in their booking application; and
 - if applicable, make a booking through an approved Student Roost agent; and
 - be aged 18 years or older at the start of the 2026/27 tenancy period; and
 - be undertaking a course of study at an institution of further and/or higher education in the United Kingdom during the 2026/27 academic year; and
 - check in to their Student Roost property on or before 20 October 2026; and
 - if an existing customer, pay all rent instalments due and any other outstanding amounts or fees owed to Student Roost under their 2025/26 tenancy agreement; and
 - not give notice to cancel their 2026/27 tenancy agreement.
4. For a booking to complete, the customer must have accepted the terms and conditions of Student Roost's 2026/27 tenancy agreement, paid the deposit (if any), their guarantor must have signed and returned the guarantee agreement and any applicable cooling off period must have expired without the customer giving notice of cancellation. Internet access is required.
5. Rooms are subject to availability.
6. This offer is available on all room types and tenancies at Buchanan View, Mannequin House, Newcastle 1 and St. James House, unless otherwise stated below:
7. Excludes: Mannequin House: Bronze, Silver Ensuite & Studio Room types/ Newcastle 1: Excludes All Ensuite room types.
8. Eligibility for the offer will be determined by the date and time a booking is fully completed. Once all 200 discounts have been allocated, the offer will automatically close, regardless of whether the Offer Period has ended.
9. This offer cannot be applied retrospectively to customers who have already completed a room booking for the 2026/27 academic year.
10. This offer excludes bookings for the 2026/27 academic year referred through a nomination agreement or a referral agreement.
11. Only one £250 discount is available per qualifying customer. Customers in dual occupancy rooms are only entitled to one discount between them.
12. The £250 discount will be applied to the customer's tenancy account after check-in and before the final rent instalment is due. Student Roost reserves the right to determine the method by which the discount is applied.

13. Customers who do not check in on or before 20 October 2026 will forfeit entitlement to the £250 discount.
14. The £250 discount is personal to the qualifying customer and is non-transferable. No cash alternative is available.
15. If a customer cancels their 2026/27 tenancy agreement during the tenancy period they will forfeit entitlement to the £250 discount. If the discount has already been applied, Student Roost reserves the right to recover the value of the discount from the customer.
16. Student Roost accepts no responsibility for bookings not successfully completed during the Offer Period due to a technical fault, technical malfunction, computer hardware or software failure, satellite, network or server failure of any kind.
17. This offer can be used in conjunction with any other Student Roost offer or promotion unless expressly stated otherwise.
18. These terms and conditions are governed by English law and subject to the exclusive jurisdiction of the English courts.
19. Student Roost reserves the right to withdraw, amend or change the offer at any time.
20. Promoter: Student Roost, Alpha Tower, 14th Floor, Suffolk Street Queensway, Birmingham, B1 1TT.

Version Control

Version: v4

Date: 9 July 2026

Summary: Offers have been removed and no longer available from 17:00 PM on 9th July 2026

Mannequin House

Version: v3

Date: 8 July 2026

Summary: Offers have been removed and no longer available from 17:00 PM on 8th July 2026

Newcastle 1
St. James House

Version: v2

Date: 26 June 2026

Summary: Buchanan View offer has been removed and no longer available from 17:00 PM on 26th June 2026