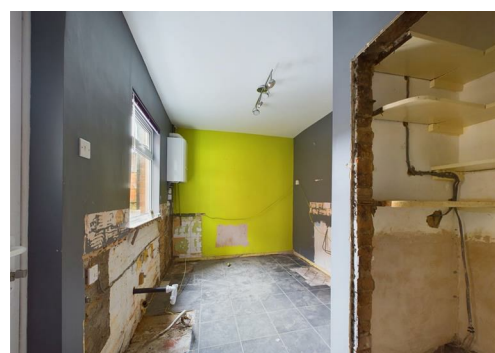


3. Proposed Second Floor Plan



2. Proposed First Floor Plan



## Leopold Street, Loughborough, LE11 5DW

### £250,000

TAKEOVER PROJECT - PLANNING APPROVED FOR TWO, TWO BEDROOM FLATS (FOUR BEDROOMS) OR A ONE, ONE BEDROOM FLAT AND TWO, TWO BEDROOM FLATS ONE OF WHICH UNDER PERMITTED DEVELOPMENT (FIVE BEDROOMS).

CASH BUYERS ONLY!

CALLING ALL INVESTORS & BUILDERS!

FULL PLANS AVAILABLE. CHARNWOOD BOROUGH COUNCIL PLANNING APPLICATION NUMBERS P/23/2178/12 & P/22/0496/2..

Not to be missed. Rarely does a takeover project come available in Loughborough. MEET US AT THE PROPERTY TO GO THROUGH ALL PLANS UPON VIEWING!

CIRCA £43,160 PA GROSS RENT UPON COMPLETION, ONE, BEDROOM, TWO, TWO BEDROOMS FLATS.

OR

# Leopold Street, Loughborough, LE11 5DW

## Tenure

Freehold

## Council Tax Band

Charnwood Borough Council

Council Tax Band : TBC

## Viewings

Please contact Leanne, Louise, David, Jake, Millie, Danni, Ben or Naomi at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

01509 260606 or [loughborough@nickhumphreys.co.uk](mailto:loughborough@nickhumphreys.co.uk)

## Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

## Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

## Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

## Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

## Money Laundering

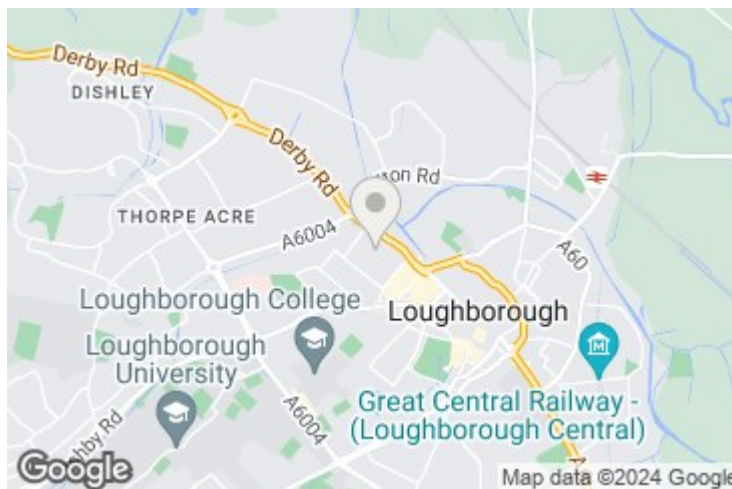
Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

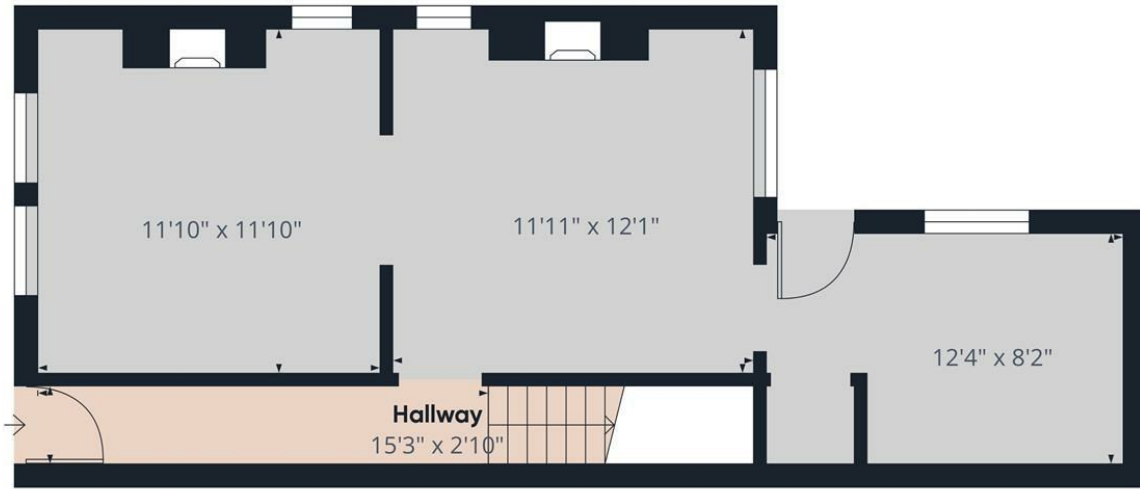
## General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

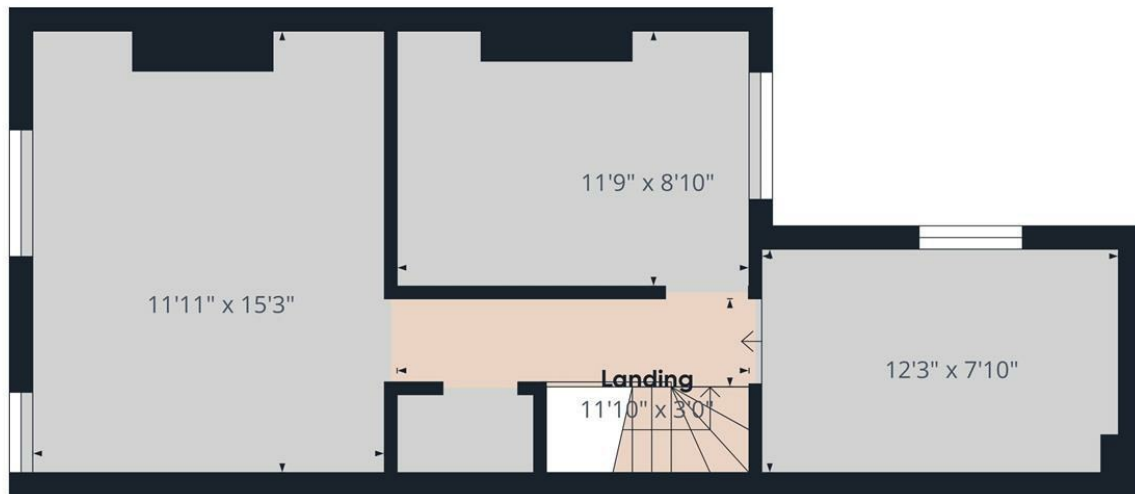
## Hours Of Business

Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.





Floor 0



Floor 1

Approximate total area<sup>®</sup>  
 884.97 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		