



**Villency Court, 62 Nottingham Road, Loughborough, LE11 1EB**

**£95,000**

Leasehold

- Currently rented for £650pcm
- Electric-gated parking
- Loft-style apartment
- Close to Loughborough Train Station
- Great investment opportunity
- Allocated parking
- Within walking distance to Loughborough Town Centre
- Lease until 3005

**Entrance Hall** 7'10" x 6'0" (2.39m x 1.83m)  
**Living/Sleeping Area** 13'9" x 11'5" (4.19m x 3.48m)  
**Kitchen** 10'4" x 8'3" (3.15m x 2.51m )  
**Bathroom** 6'4" x 7'4" (1.93m x 2.24m)



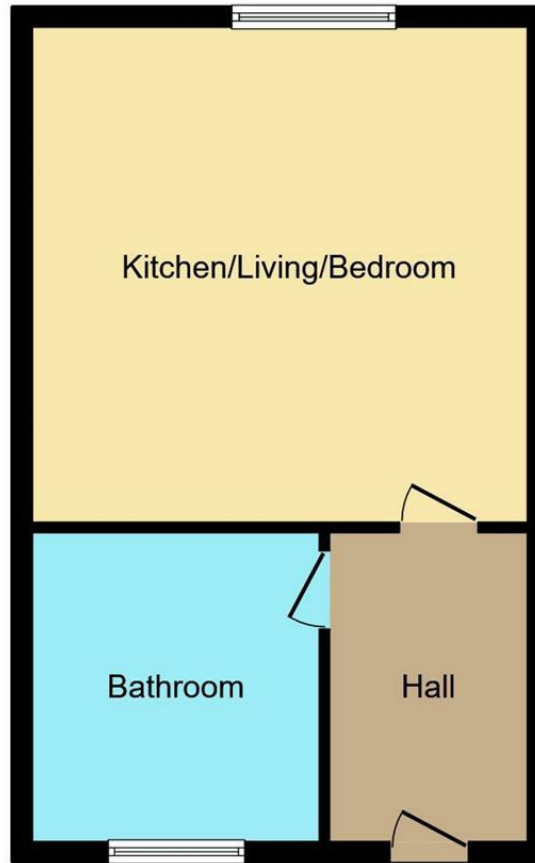
Currently LET for £650pcm, yield of 8.2% gross | Excellent opportunity for INVESTORS | Unique living space | Bright & airy | Spacious bathroom | Built-in washing machine, hob & oven | Secure parking | Great for public transport links | VERY LONG lease |

Positioned in a very popular area of Loughborough, this spacious studio apartment would be an ideal investment as it is currently let for £650pcm. The property is modern throughout and we have never struggled with finding a tenant as the managing agent.

We strongly advise early viewing, please contact Taylors to arrange your visit.







**Floor Plan**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by [audioagent.com](https://www.audioagent.com)

6 Grove Court, Grove Park, Leicester, LE19 1SA

T: 0116 326 6464

E: [hello@taylorsestate.agency](mailto:hello@taylorsestate.agency)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.