



Leicester Road, Loughborough, LE11 2AQ

Property Description

RESIDENTIAL INVESTMENT PROPERTY, FULLY LET AND BEING SOLD AS A GOING CONCERN.

An attractive 4 storey end town house offering approx. 3,500sqft of accommodation, situated close to the town centre and good access to the railway station. The property is currently divided into 3 large flats, 2 of which a double storey. The property has off road parking to the rear and a fire escape.

The property currently has a gross yearly income of £25,500 and there is scope to increase this income by reconfiguring the building to provide a greater number of units (subject to suitable planning consents).





Key Features

- SUPERB RESIDENTIAL INVESTMENT PROPERTY
- FULLY TENANTED CURRENTLY PRODUCING AN INCOME OF £25,500 PA
- DIVIDED INTO 3 FLATS OVER 5 FLOORS
- APPROX. 3,500 SQFT OF ACCOMMODATION
- ATTRACTIVE VICTORIAN END TOWN HOUSE
- CLOSE TO THE TOWN CENTRE AND CONVENIENT FOR THE RAILWAY STATION
- OFF ROAD PARKING TO THE REAR
- BEING SOLD AS A GOING CONCERN
- POTENTIAL TO INCREASE THE INCOME BY RECONFIGURING THE LAYOUT TO PROVIDE A GREATER NUMBER OF UNITS (SUBJECT TO SUITABLE PLANNING CONSENTS)

Guide Price
£460,000

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 words location:- ankle.sound.void

ACCOMMODATION

COMMUNAL ENTRANCE

Comprising Entrance Porch and magnificent hallway with staircase leading to the first and second floors.

FLAT 1

Occupying the ground floor and basement.

HALLWAY

SITTING ROOM

16' max x 14' max (4.88m max x 4.27m max)

BEDROOM 1

13'5" x 10'5" (4.09m x 3.18m)

BEDROOM 2

12'2" x 11'7" (3.71m x 3.53m)

BEDROOM 3

12'2" x 8'2" (3.71m x 2.49m)

BASEMENT

HALLWAY

DINING KITCHEN

13'5" x 13'2" (4.09m x 4.01m)

With door leading out to the parking area.

BATHROOM

9' x 8' (2.74m x 2.44m)

EPC Rating - C

COUNCIL TAX BAND A

FLAT 2

Occupying the first floor

HALLWAY

SITTING ROOM

14' max x 13' max (4.27m max x 3.96m max)

DINING KITCHEN

13'5" x 13'3" (4.09m x 4.04m)

BEDROOM 1

12' x 10'8" (3.66m x 3.25m)

BEDROOM 2

14'2" x 9' (4.32m x 2.74m)

BATHROOM

7'4" x 6' (2.24m x 1.83m)

EPC Rating - D

COUNCIL TAX BAND A





FLAT 3

Occupying the second floor.

HALLWAY

SITTING ROOM

14'5" x 12'4" (4.39m x 3.76m)

DINING KITCHEN

13'9" x 13'5" (4.19m x 4.09m)

BEDROOM 1

14'5" x 12'4" (4.39m x 3.76m)

BEDROOM 2

14'5" x 10'1" (4.39m x 3.07m)

BEDROOM 3

11' x 9'8" (3.35m x 2.95m)

BATHROOM

8'3" x 6' (2.51m x 1.83m)

EAVES STORAGE

EPC rating - D

COUNCIL TAX BAND A

OUTSIDE

To the front is a walled garden with path and steps to front door.

To the rear is a yard area with stores, along with car parking accessed from King Street and access to fire escape.

LEASE DETAILS

We understand that the property is held on a 999 year lease dated 11th October 1963 with with 937 years remaining, with a 'Peppercorn rent' of 1 Shilling.

Purchasing Procedure

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

Conveyancing

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.



Floorplan



Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenrgysurveys.co.uk



EPC Rating -

Tenure - Leasehold

Council Tax Band -

Local Authority
Charnwood Borough Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To arrange a viewing please contact our Loughborough (Sales) office on 01509 235534

Part of
**ANDREW
GRANGER & CO**

**SHELDON
BOSLEY**
KNIGHT

LAND AND
PROPERTY
PROFESSIONALS