

Holders

A Modern Estate Agent



59 Havelock Street
, Loughborough, LE11 5DH

£130,000



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Upon entry to the apartment, you are greeted by a welcoming ground floor entrance hall, which provides access to a staircase leading to the first floor. Here, you will find a spacious lounge perfect for relaxation and socialising. The generous kitchen diner is well-equipped for meal preparation and gatherings, creating an ideal space for student life. The apartment also includes a stylish three-piece bathroom that caters to the needs of its tenants.

The two double bedrooms are thoughtfully designed to provide ample space and comfort. The master bedroom features the added convenience of an en suite bathroom, complete with a shower, WC, and wash hand basin—ideal for privacy and ease.

The annual ground rent and service charge totals £1,035.80. The lease for the apartment commenced in 2004 and runs for a duration of 125 years, offering a secure and stable ownership prospect.

In summary, this well-appointed apartment not only serves as a sound investment in a sought-after student letting market but also promises attractive rental yields and long-term appreciation.

Disclaimer

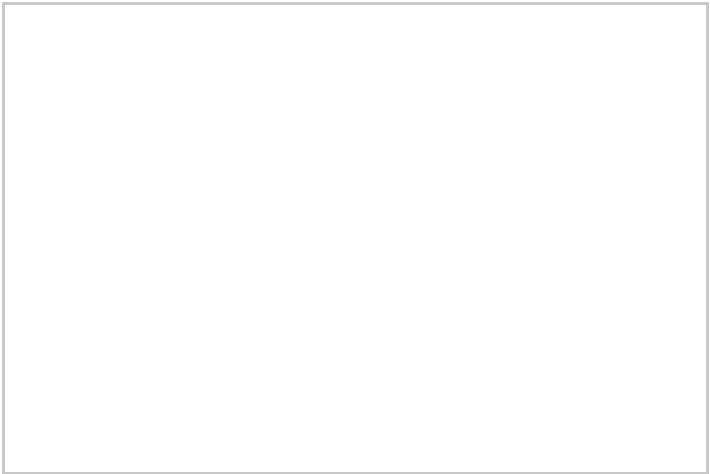
1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.



Road Map



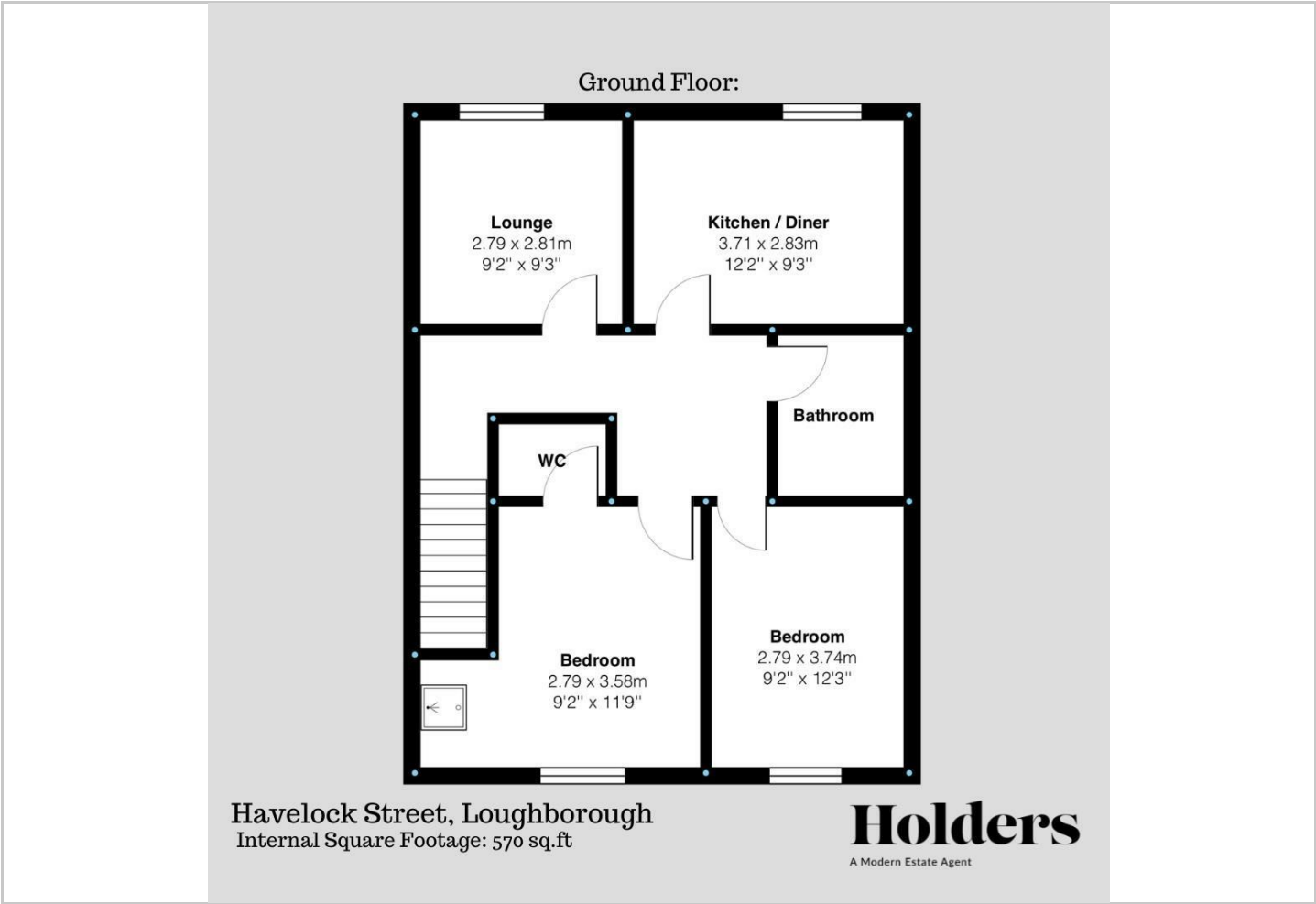
Hybrid Map



Terrain Map



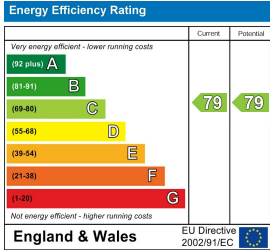
Floor Plan



Viewing

Please contact our Holdings - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.