



GOODS YARD CLOSE, LOUGHBOROUGH

GUIDE PRICE: £ 150,000



A Bright & Modern Ground Floor Apartment Close to Town & University — No Chain. If single-level living and everyday convenience are high on your wishlist, this smart two-bedroom ground floor apartment is a standout choice. Positioned within easy walking distance of Loughborough town centre, the university and Train station, it offers the perfect blend of comfort, accessibility and low-maintenance living.



Step inside and you're welcomed by a light-filled open-plan living, dining and kitchen space – ideal for relaxing, hosting friends or unwinding after a busy day. Both bedrooms are generous doubles, complemented by a well-kept bathroom.

One of the key highlights: direct access from the apartment onto a private wrap-around communal garden space. Whether it's morning coffee outdoors, a sunny spot to read, or simply a moment of fresh air, this feature gives the property an added sense of openness and connection to the outdoors — a rare perk for apartment living.

Tucked away at the end of a quiet cul-de-sac, the apartment also enjoys allocated driveway parking for one car and a secure communal entrance with intercom system.

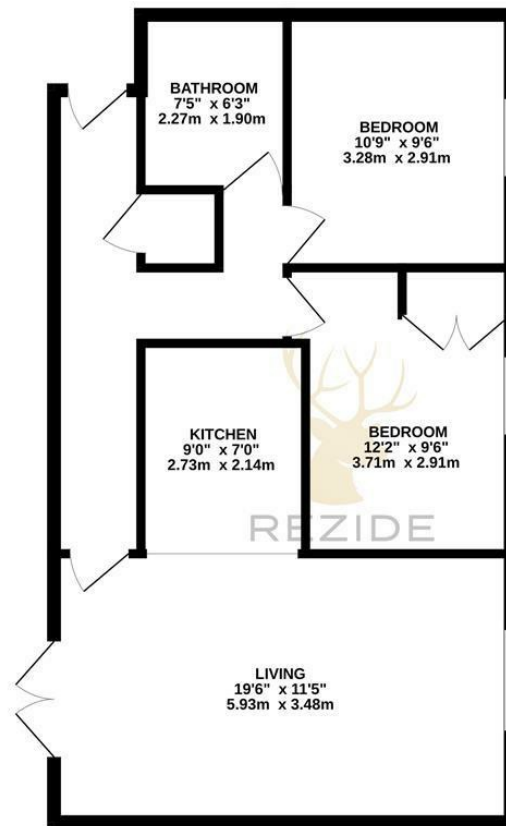
Freshly redecorated and recarpeted, the property is ready for immediate occupation and makes an excellent choice for first-time buyers, sharers, professionals or investors seeking an easy-to-let home in a prime location close to shops, pubs and restaurants.







GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 658 sq.ft. (61.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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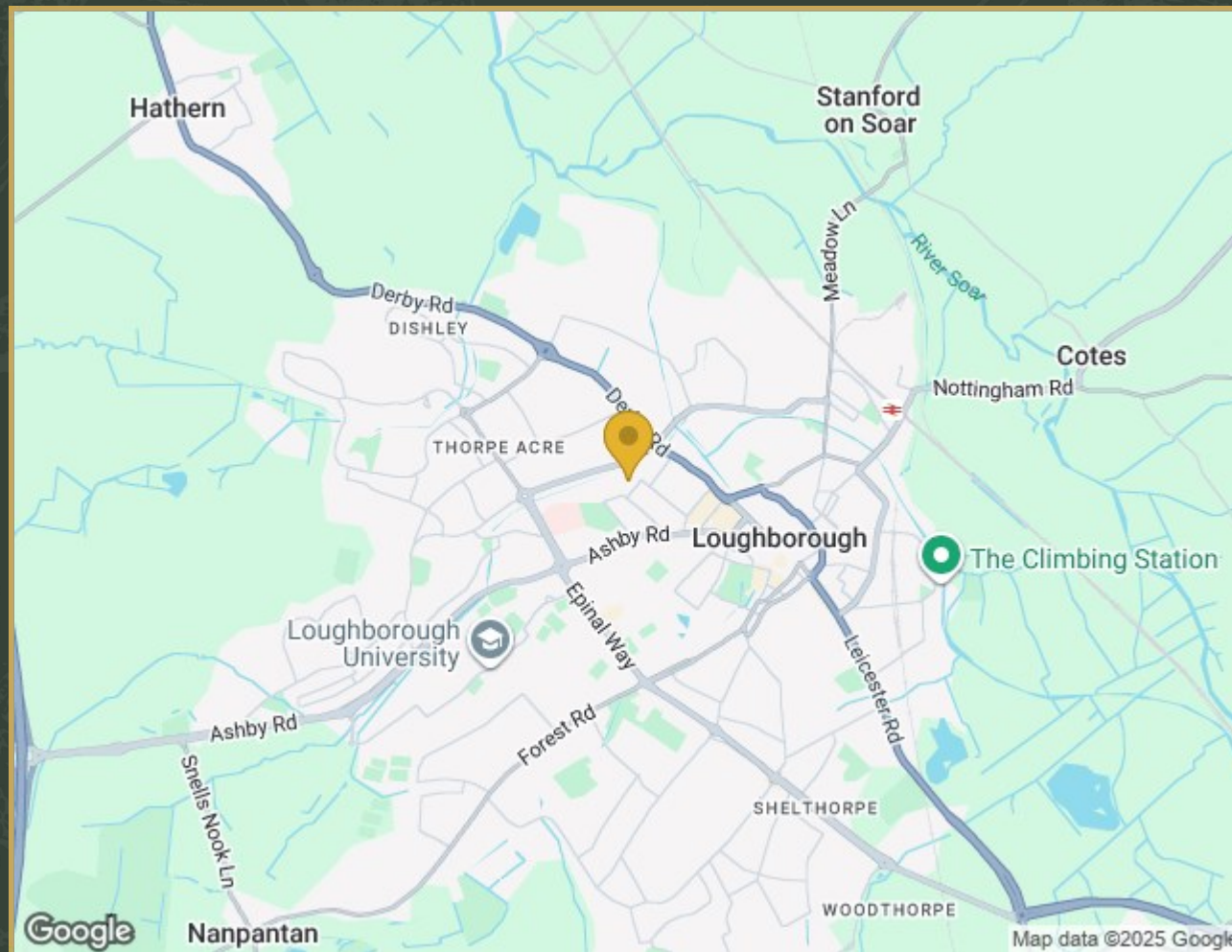
KEY FEATURES:

- NO CHAIN
- Leasehold: 125 years from 23/06/2005 (approx. 103 years remaining)
- Service charge: approx. £1,911 per annum (can be paid monthly)
- Ground rent: £50 per annum
- Council Tax: Charnwood Borough Council – Band B
- Modern electric heating
- Great local amenities
- Close proximity to train station with direct services to London



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Property Location



Flat 2, 5 Goods Yard Close, Loughborough, LE11 5EB