



Connells

Great Central Road
Loughborough



Property Description

A rare opportunity to acquire a six-bedroom, six-bathroom in the heart of Loughborough, Great Central Road offers spacious, self-contained accommodation across three floors, with each bedroom benefiting from its own allocated bathroom and kitchenette, providing residents with a blend of independence and shared living.

Located within walking distance of Loughborough University, the train station, and town centre, this property is perfectly positioned for strong rental demand. With sale of the freehold, it presents an exceptional investment opportunity with minimal ongoing management. The property is currently under long term contract.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will

be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Flat 1

12' 8" max x 14' 8" max (3.86m max x 4.47m max)

Double room with kitchenette and access to allocated bathroom. Double glazed bay window, radiator and carpet throughout.

Flat 2

13' 3" x 13' 4" (4.04m x 4.06m)

Double room with kitchenette and access to allocated bathroom. Double glazed window, radiator and carpet throughout.

Flat 3

10' 7" x 13' 9" (3.23m x 4.19m)

Double room with private en-suite and kitchenette. Double glazed window, radiator and carpet throughout.

Flat 4

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

Double room with kitchenette and access to allocated bathroom. Double glazed window, radiator and carpet throughout.

Flat 5

12' 7" x 14' 2" (3.84m x 4.32m)

Double room with private en-suite and kitchenette. Double glazed window, radiator and carpet throughout.

Flat 6

19' x 16' 2" (5.79m x 4.93m)

Double room with private en-suite, kitchenette, and skylight. Double glazed window, radiator and carpet throughout.

Utility Room

8' 5" x 6' 10" (2.57m x 2.08m)

Communal Room with double glazed and UPVC rear access door, plumbing, stainless steel sink and boiler.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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10A High Street
 MELTON MOWBRAY LE13 0TR

EPC Rating: Exempt
 Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/MOW307687



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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