

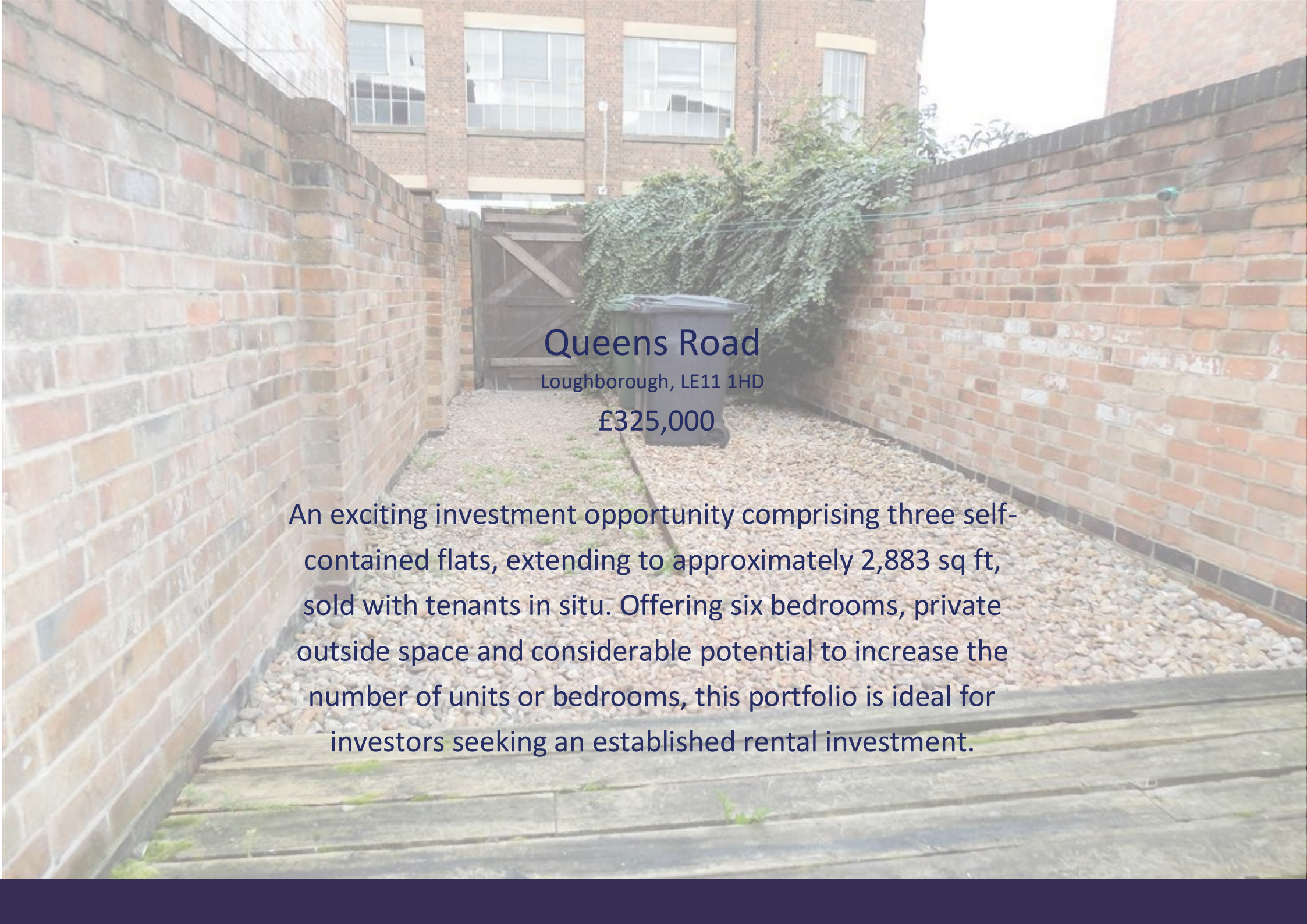
Queens Road

Loughborough, LE11 1HD

John 
German







Queens Road

Loughborough, LE11 1HD

£325,000

An exciting investment opportunity comprising three self-contained flats, extending to approximately 2,883 sq ft, sold with tenants in situ. Offering six bedrooms, private outside space and considerable potential to increase the number of units or bedrooms, this portfolio is ideal for investors seeking an established rental investment.

An exciting opportunity to acquire a portfolio of three self-contained flats at 2a, 2b and 2c Queens Road, Loughborough. Extending to approximately 2,883 sq ft in total, the property provides six bedrooms across three apartments and is being sold with tenants in situ, offering an opportunity for an incoming purchaser to acquire an established rental investment. Further information regarding the existing tenancies and rental income is available upon request.

Flat 2a is situated on the ground floor and benefits from its own entrance directly from Queens Road. The accommodation comprises three generously sized bedrooms, a large living room, a spacious kitchen/diner and a bathroom. To the rear, the flat also enjoys access to a private courtyard, providing useful outdoor space.

Flat 2b is a one-bedroom apartment positioned on the first floor, accessed via a communal entrance from Queens Road and an internal staircase. The accommodation includes an open-plan kitchen and living room, a large bedroom and a bathroom, creating a practical layout for an individual or couple.

Flat 2c is a two-bedroom duplex apartment arranged over the first and second floors. The first-floor accommodation comprises a kitchen/living room, a bathroom and a large bedroom. A staircase leads to the second floor, where a further bedroom benefits from its own en-suite bathroom, providing additional privacy and separation between the sleeping areas.

The combined accommodation offers considerable flexibility for an incoming purchaser. There is potential to explore reconfiguring the existing layouts to create additional bedrooms within the flats or, subject to planning permission, building regulations, fire safety requirements and any other necessary consents, increasing the number of self-contained units. Any proposed alterations or development would need to be assessed for feasibility and compliance before being undertaken.

Queens Road is conveniently positioned within Loughborough, providing access to a range of local shops, supermarkets, cafés, restaurants and everyday amenities. Loughborough town centre offers a wider selection of retail and leisure facilities, while the town's railway station provides services towards Leicester, Nottingham, Derby and London St Pancras, making the area attractive to commuters. Road connections include the A6 and A512, with access to the M1 and surrounding East Midlands employment centres. Local schools and Loughborough University further support demand for rental accommodation in the area.

Offering substantial accommodation, three existing self-contained apartments, tenants in situ and scope for future improvement, this is an appealing opportunity for landlords, property investors and developers looking to acquire and potentially maximise the returns and longer-term potential of a multi-unit residential investment.

Agents notes:

Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.

The property is to be used for residential purposes only.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

AI enhancements may have been used in some photography.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric storage heaters

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

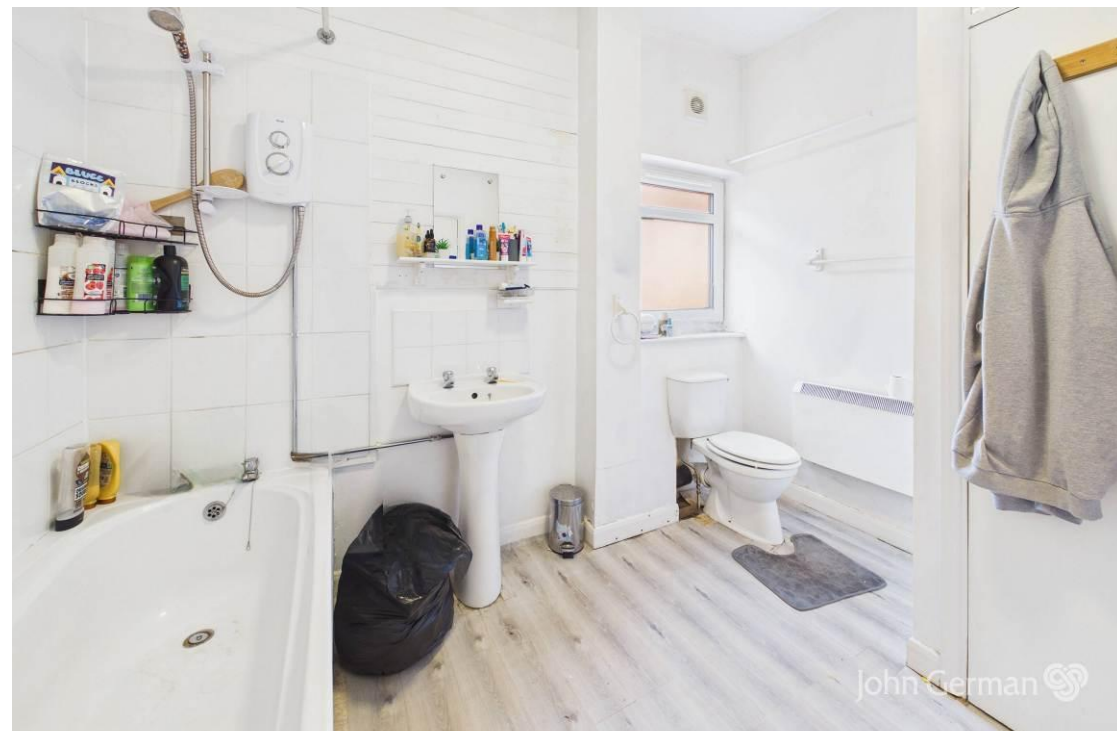
Local Authority/Tax Band: Charnwood Borough Council / Tax Band A

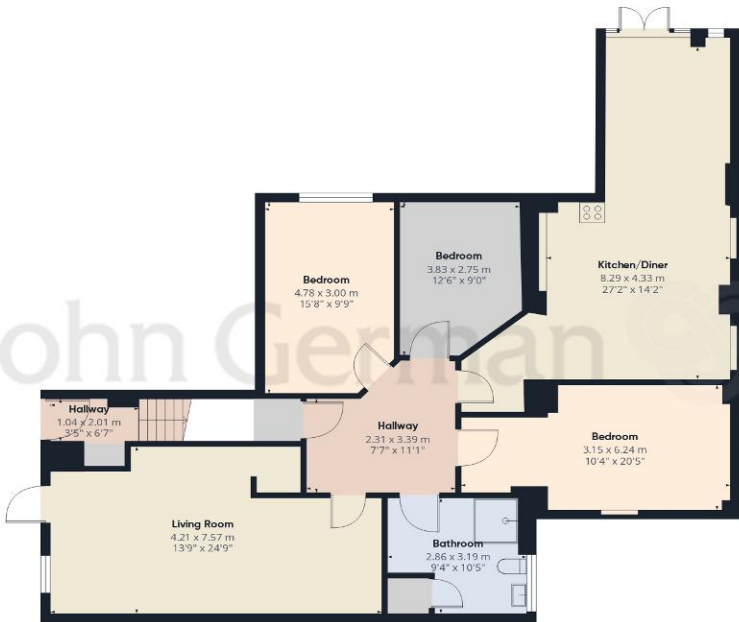
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/15102026

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

267.5 m²
2879 ft²

Reduced headroom

3.1 m²
33 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

AWAITING EPC MEDIA



John German

3-5 Bedford Square, Loughborough, Leicestershire, LE11 2TP

01509 239121

loughborough@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



