

NICK HUMPHREYS

SALES · LETTINGS · STUDENT

SINCE 1986

Metro House, Loughborough, LE11 1UA

£114,950

3 Metro House, 34 Biggin Street, Loughborough, LE11 1UA

INVESTMENT PROPERTY - IMPRESSIVE GROSS YIELD

Located on the first floor of this popular apartment block in Loughborough town centre, this ready-made investment property boasts a strong letting history. Accessed via a communal entrance, you can reach the first floor by either stairs or lift.

The accommodation comprises an entrance hall, open-plan living kitchen, two double bedrooms, and a three-piece bathroom. The property also benefits from secure parking within the adjoining NCP car park at The Rushes Shopping Centre.

Leasehold.

Contact us today for more information.

Please be advised the vendor of this property is a connected person to Nick Humphreys Estate Agents.







Tenure
Leasehold

Length of Lease: 125 years. Years Left: 103.

Ground Rent: £25 Biannually.

Service Charge: £731 Biannually.

Lift maintenance: £175.

Smoke vent maintenance: £20.

Council Tax Band
Charnwood Borough Council

Council Tax Band : B

Viewings
Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

Services
Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations
If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances
The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs
Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

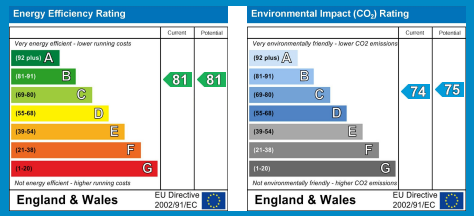
Money Laundering
Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

General Note
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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

Hours Of Business
Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.





39 Ashby Road, Loughborough, LE11 3AA
T: 01509 260606 loughborough@nickhumphreys.co.uk