



HENDERSON WAY, LOUGHBOROUGH

GUIDE PRICE: £155,000





Modern ground floor apartment in a prime Loughborough location — offered with no upward chain. A well presented two-bedroom apartment positioned on the ground floor of a popular and well-connected development in Loughborough. This home offers a perfect blend of style, comfort, and practicality — complete with secure gated parking and access to outdoor space.



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The interior feels bright and inviting, with generous proportions and a contemporary open-plan layout that's ideal for modern living. Every space has been well maintained by the current owner, creating a home that's ready to move straight into while still offering scope to make it your own. Offered with no upward chain, it represents a straightforward and stress-free opportunity for both first-time buyers and investors alike.

The accommodation includes an entrance hall, two bedrooms — with the principal benefiting from an en-suite — a family bathroom, and a spacious open-plan kitchen, dining, and living area that forms the heart of the home.

Outside, the development features secure gated entry, allocated parking,





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and access to a shared green and play area, adding a sense of community and space that's rare to find so close to town.

Annual Charges:

Service charge: £375.42 (2025)

Ground rent: £50

Length of Lease: 125 years remaining from 1st January 2017

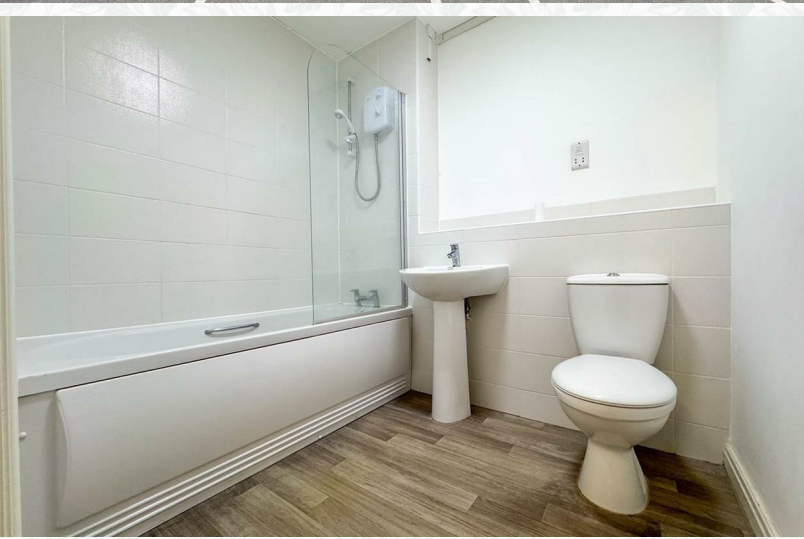


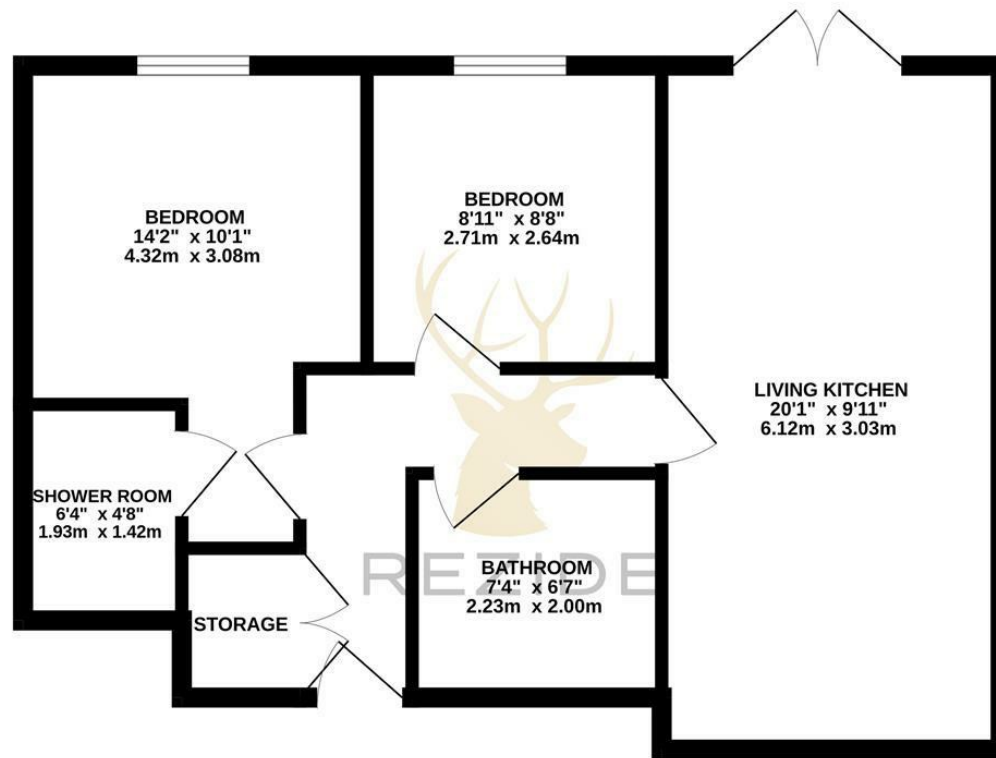
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GROUND FLOOR

537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 537 sq.ft. (49.9 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 upward chain
- Two bedrooms, principal with en-suite
- Bright open-plan living space
 - Secure gated parking
- Access to shared green and play area
- Ground floor apartment in prime Loughborough location



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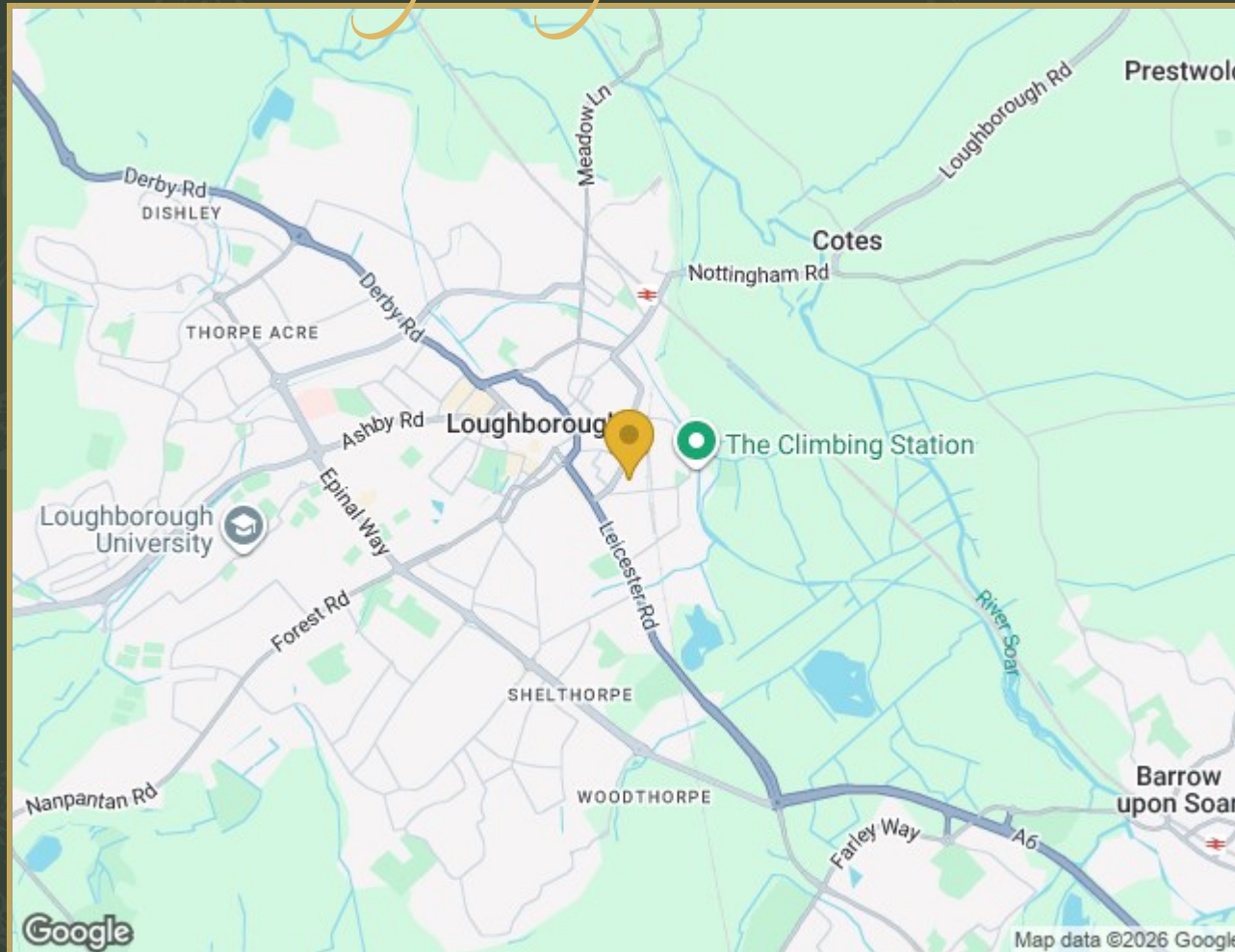


537.00 sq ft

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

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

Property Location



Flat 3, 1 Henderson Way, Loughborough, Leicestershire, LE11 1SR

Set in a well-connected part of Loughborough, the apartment is close to local shops, cafés, and restaurants, with excellent transport links to Leicester, Nottingham, and Derby. The M1 and train station are nearby, while Loughborough University and Queen's Park add to the area's vibrant, well-balanced lifestyle.