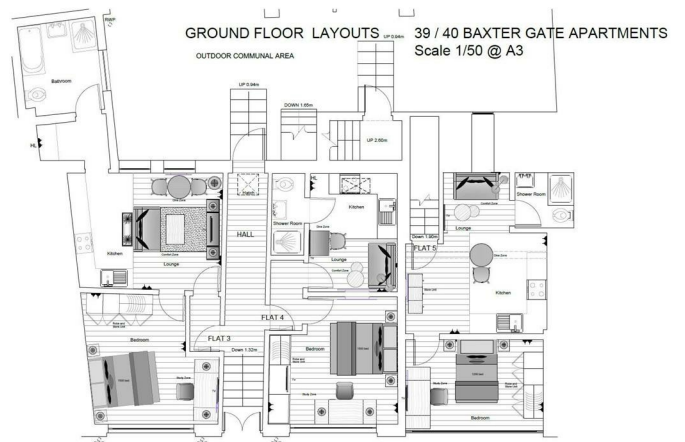


FREEHOLD



BASEMENT LAYOUT PLANS

39 / 40 BAXTER GATE APARTMENTS
Scale 1/50 @ A3



GROUND FLOOR LAYOUTS 39 / 40 BAXTER GATE APARTMENTS
Scale 1/50 @ A3

Apartment (EPC Rating:)

BAXTER GATE, LOUGHBOROUGH, LE11 1TQ

PRICE:

£900,000



10 Bedroom Apartment located in Loughborough

Seths Estate Agents are pleased to bring to market this exceptional investment opportunity comprising a fully let block of nine self-contained residential flats located in the heart of Loughborough town centre on Baxter Gate. Offered for sale as a freehold investment with existing tenancies in place, this is a rare and compelling proposition for seasoned investors seeking an income-generating asset from day one.

The block is currently generating a gross annual income of £84,744, with all nine flats fully occupied and a current tenancy schedule available within the online information pack. The accommodation is arranged across four floors and comprises two studio flats on the lower ground floor, six one-bedroom flats across the ground and first floors, and a two-bedroom flat on the second floor — one of which benefits from its own private external terrace. The flats are presented to a modern and refurbished standard throughout, with a total gross internal area of 3,921 sq ft (364.74 sqm). External features include a spacious rear courtyard with artificial lawn and canopy, a landlord's bin store, and a tenant bike rack.

The property is situated within the Church Gate Conservation Area and falls within a selective licensing zone. All nine flats hold valid EPCs ranging from C to D and are each rated within Council Tax Band A. Prospective purchasers are advised to verify planning and licensing details with Charnwood Borough Council.

The location is second to none for a residential investment of this nature. Baxter Gate sits at the heart of Loughborough town centre, within easy walking distance of the principal retail pitch, Market Place, and a wide range of restaurants and amenities.

COMMUNAL

The property benefits from a spacious rear courtyard finished with an artificial lawn and canopy, a dedicated bin store and a bike rack available for tenant use. Communal access is provided to all floors.

BASEMENT

FLAT 1 - STUDIO

This self-contained studio flat briefly comprises an open plan kitchen and bedroom area together with a shower room.

FLAT 2 - ONE BEDROOM FLAT

This self-contained flat briefly comprises a kitchen, living room, one bedroom and a shower room.

GROUND FLOOR

FLAT 3 - ONE BEDROOM FLAT

This self-contained flat briefly comprises a kitchen, living room, one bedroom, utility room and a bathroom.

FLAT 4 - ONE BEDROOM FLAT

This self-contained flat briefly comprises an open plan kitchen and living room, one bedroom and a shower room.

FLAT 5 - ONE BEDROOM FLAT

This self-contained flat briefly comprises a kitchen, living room, one bedroom and a shower room.

FIRST FLOOR

FLAT 6 - ONE BEDROOM FLAT

This self-contained flat briefly comprises a kitchen, living room, one bedroom and a shower room.

FLAT 7 ONE BEDROOM

This self-contained flat briefly comprises a kitchen, living room, one bedroom and a shower room.

FLAT 8 ONE BEDROOM

This self-contained flat briefly comprises a kitchen, living room, one bedroom, store room and a shower room.

FLAT 9 TWO BEDROOMS

This self-contained flat briefly comprises a kitchen, living room, two bedrooms and a shower room. Being situated on the second floor, this flat also benefits from an external terrace.

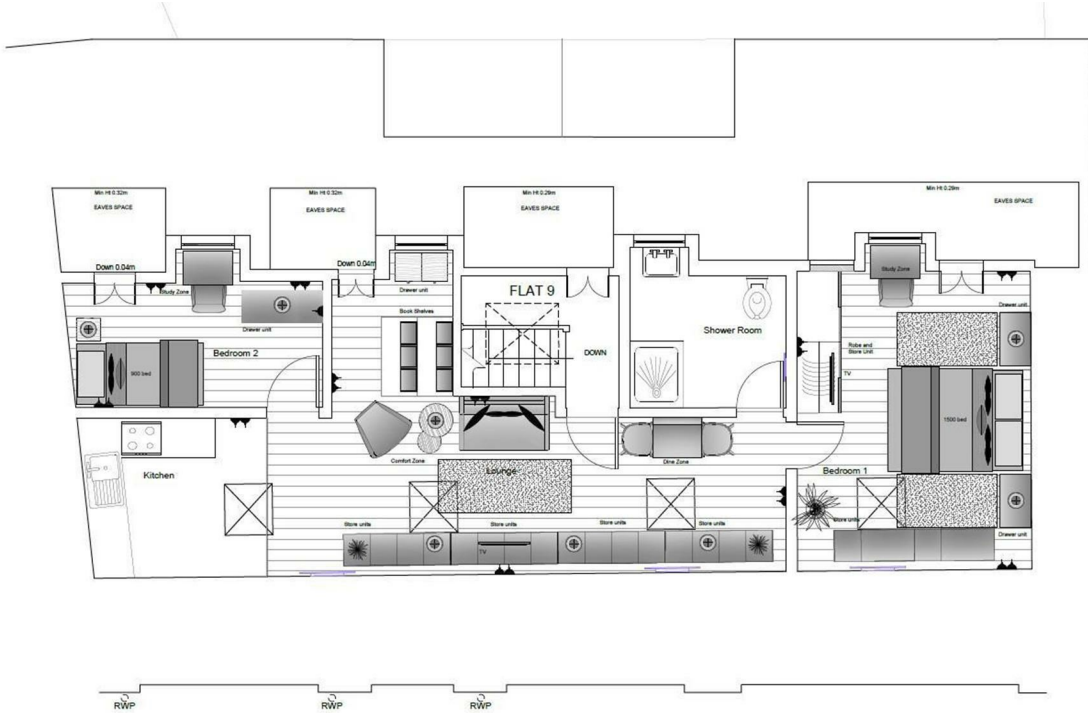
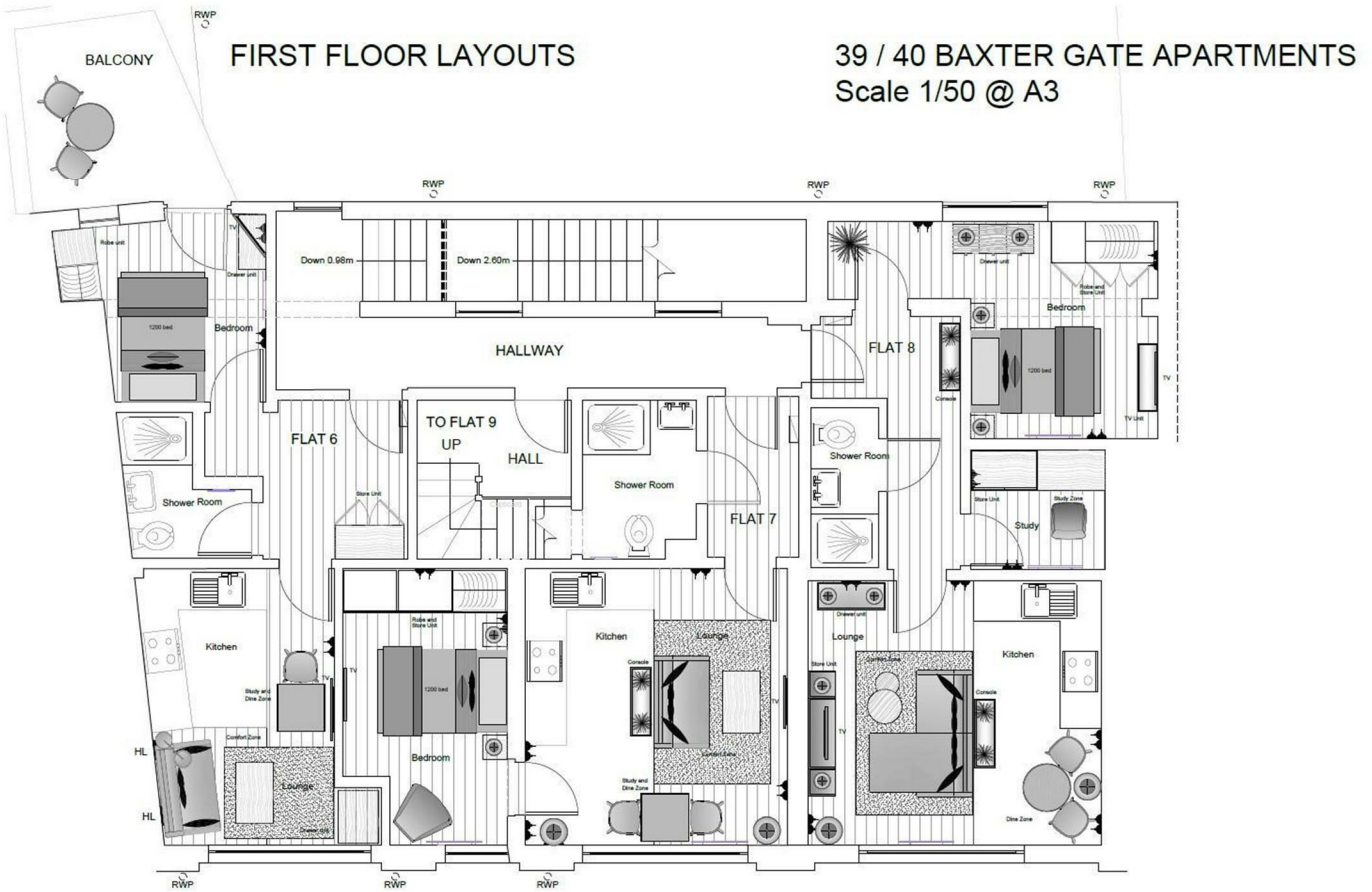
FREEHOLD

COUNCIL TAX BAND - A

9 flats fall under Council Tax band A. Anyone interested advised to confirm this with the local authority, Charnwood Borough Council.

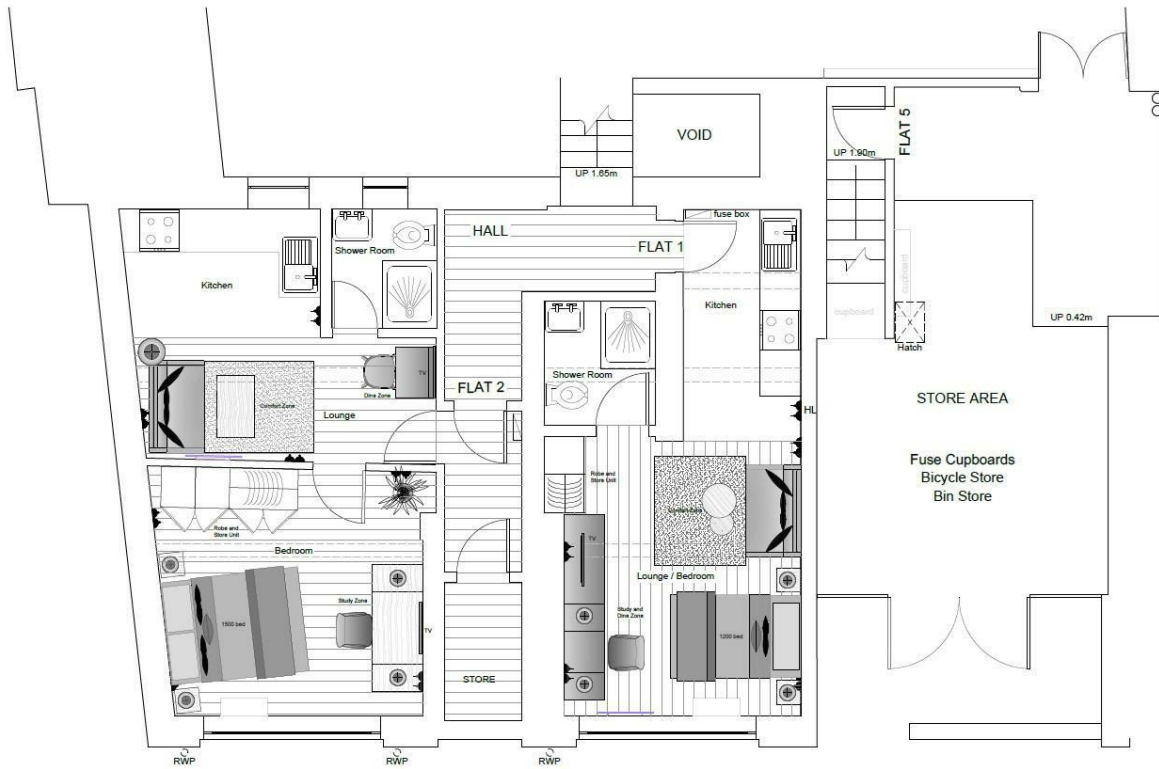
ADDITIONAL INFORMATION

Lower Ground Floor Flat 1 Studio Flat 27.83 m² 299 ft²
Lower Ground Floor Flat 2 1 Bedroom Flat 60.33 m² 649 ft²
Ground Floor Flat 3 1 Bedroom Flat 42.71 m² 460 ft²
Ground Floor Flat 4 1 Bedroom Flat 28.10 m² 302 ft²
First Floor Flat 5 1 Bedroom Flat 32.37 m² 348 ft²
First Floor Flat 6 1 Bedroom Flat 28.42 m² 306 ft²
First Floor Flat 7 1 Bedroom Flat 32.32 m² 348 ft²
First Floor Flat 8 1 Bedroom Flat 44.15 m² 475 ft²
Second Floor Flat 9 2 Bedroom Flat 50.42 m² 543 ft²
Total Accommodation 391.10 m² 4,208 ft²



LOFT LAYOUT PLANS

39 / 40 BAXTER GATE APARTMENTS
Scale 1/50 @ A3



BASEMENT LAYOUT PLANS

39 / 40 BAXTER GATE APARTMENTS
Scale 1/50 @ A3

Council Tax Band

Call us on

0116 266 9977

Energy Performance Graph

sales@seths.co.uk

www.seths.co.uk

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.