2 A-C Queens Road

Loughborough, LE11 1HD

John German













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Loughborough, LE11 1HD

Auction Guide Price £235,000

FOR SALE BY AUCTION 25TH/26TH NOVEMBER

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

Auction Details
The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees
The following deposits and non-refundable auctioneers fees apply, and are payable immediately upon exchange of contracts:

• 5% deposit (subject to a minimum of £5,000)

• Buyer's Fee of 4.8% inc. VAT of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information
For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

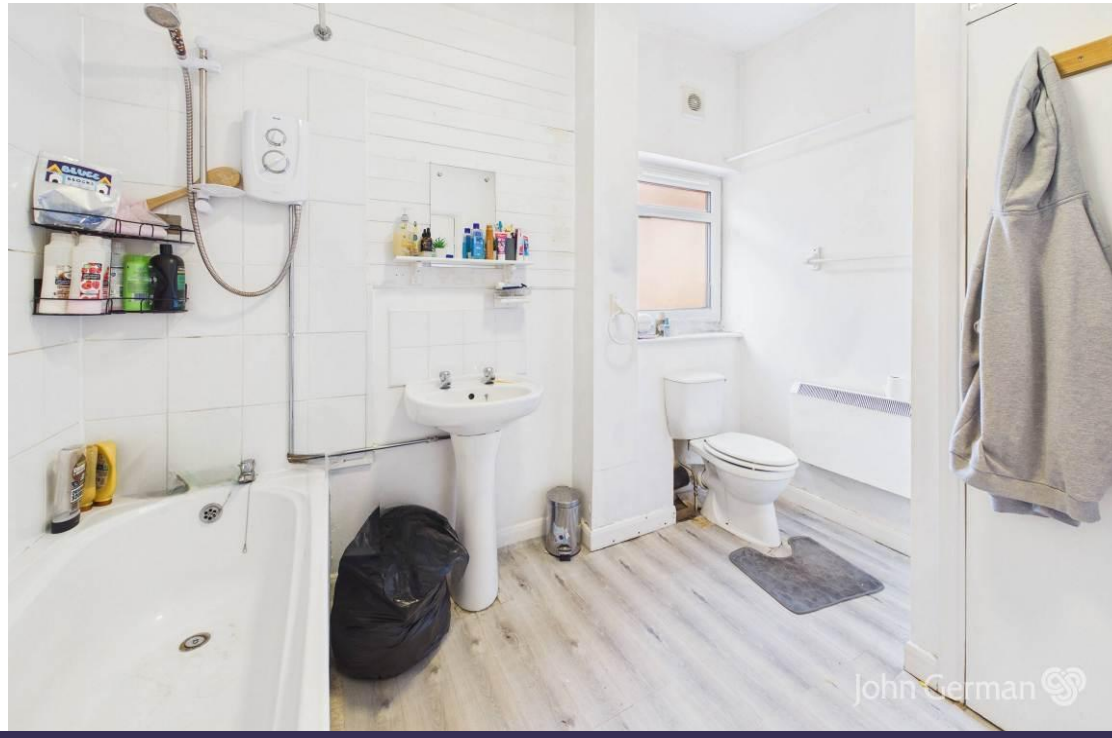
This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

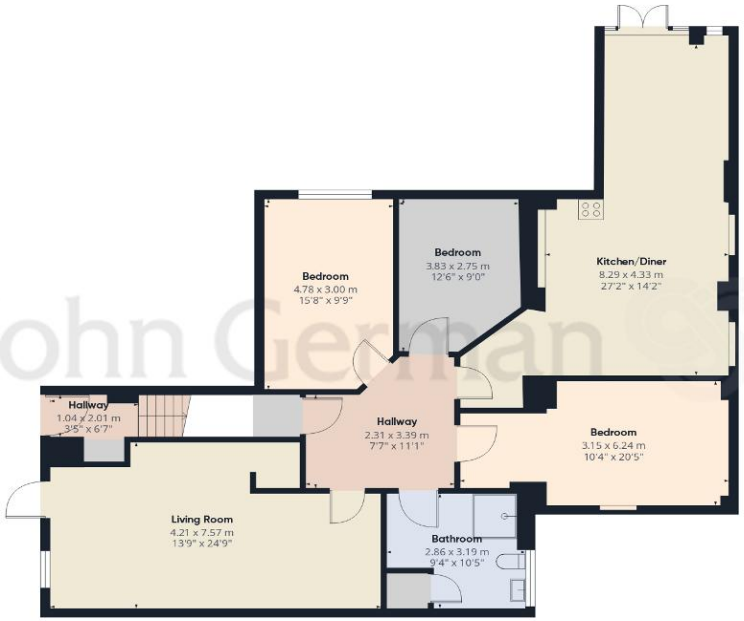
Guide Price & Reserve Price
Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.


John German

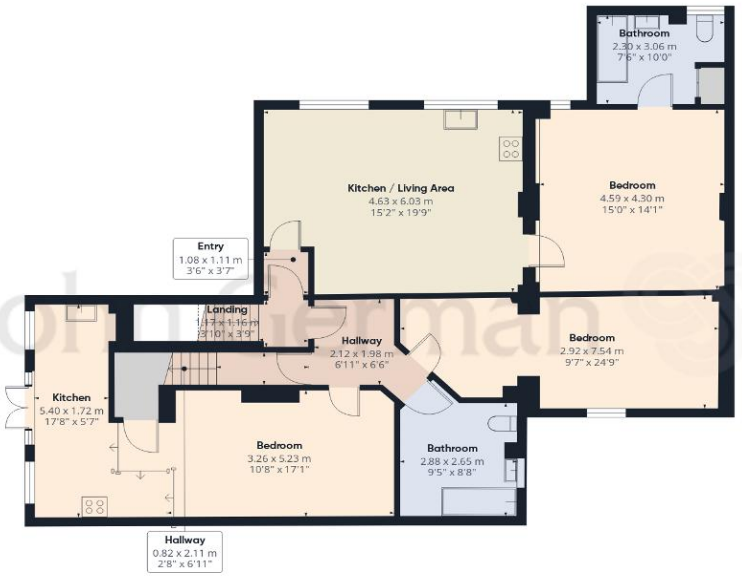

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Ground Floor



Floor 1





Floor 2

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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.

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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

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