



**Leopold Street, LOUGHBOROUGH**

**welcome to**

## **Leopold Street, LOUGHBOROUGH**

\*\*\*\*\*ATTENTION INVESTORS\*\*\*\*\* We are delighted to offer for sale A TEN BEDROOM HMO in the centre of Loughborough's Golden Triangle, within walking distance of both the University & Loughborough town centre. Each bedroom has an ensuite shower room & five of the rooms have their own kitchen facilities!

### **Entrance Hallway**

There is a communal entrance hallway which has stairs rising to the first floor, a door leading to the cellar which provides useful, secure storage, and doors leading off to all ground floor rooms, including the ground floor kitchen.

### **Ground Floor**

To the ground floor there are four bedrooms, each with ensuite shower rooms and two of which are completely self-contained and have their own kitchen areas including washing machines. The remaining two bedrooms have access to a fully equipped ground floor kitchen, which includes a fridge freezer and washing machine.

### **First Floor**

The first floor has six ensuite bedrooms, one being a duplex having the bedroom over the living space, all three are fully self-contained all of which have their own kitchen facilities including fridge freezers and washing machines, with the remaining three having access to a fully equipped first floor kitchen, which includes a fridge freezer and washing machine. Front and rear stairs provide access to the rooms on the first floor and form escape routes to the front and rear of the building in the event of a fire.

### **Outside**

Outside to the side is a gated carport which could provide off road parking and is currently used as secure bicycle park and a bin storage area, which also provides general storage space. This area has potential to extend the existing living space or further accommodation (subject to any necessary planning consent).

This area also provides access to a large workshop to the rear, which has three phase electrics and mains water and toilet facilities. This gives an opportunity for further development for additional lets or options for further income generation.

### **Reception Hallway**

The Property is accessed via a front door into a hallway, which has stairs rising to the first floor, access to the cellar and doors leading to all ground floor rooms.

### **G1**

Ground floor room, one bedroom with ensuite shower room facility and use of shared kitchen, separate front door entrance onto Leopold Street.

### **G2**

Ground floor room, self-contained kitchen / living area, ground floor bedroom and additional mezzanine bedroom area, ensuite shower room.

### **G3**

Ground floor room, one bedroom with ensuite shower room facility and use of shared kitchen.







#### **G4**

Ground floor room, one bedroom with ensuite shower room facility and use of shared kitchen.

#### **Ground Floor Kitchen**

Ground floor kitchen has facilities including oven and hob, washing machine, fridge freezer.

#### **Cellar**

There is a cellar that is accessed via the hallway, which provides useful storage space.

#### **Landing**

There is a Landing which leads to all doors on the first floor and to the first-floor central kitchen.

#### **F1**

First floor room, one-bedroom, self-contained kitchenette, ensuite shower room facility.

#### **F2**

First floor room, one bedroom with ensuite shower room and use of shared kitchen.

#### **F3**

First floor room, one bedroom with ensuite shower room and use of shared kitchen.

#### **F4**

First floor room, one bedroom with ensuite shower room and use of shared kitchen.



#### **F5**

First floor room, reception hallway, Lounge and kitchen area, ensuite shower room and stairs rising to second floor bedroom.

#### **F6**

First floor room, one bedroom with self-contained kitchen and ensuite shower room facility.

#### **First Floor Kitchen**

The first-floor kitchen has facilities including oven and hob, washing machine, fridge freezer.

#### **General Services**

The building and all ten rooms are provided with boosted water services offering improved volume pressure. Additionally, the heating and hot water is controlled by a central system operated via the internet, which provides individual room temperature and time control to each room and can be remotely operated via the internet and smart phone.

All rooms whilst enjoying individual ensuite facilities have the potential to be provided with full kitchen facilities, the present services have been designed to accommodate the additional requirements.

The main building is equipped with a comprehensive fire alarm system complete with appropriate detectors throughout, a fire strategy exists including fire doors and front and rear escape routes.

The electrical supply to each room or area has the potential of being readily adapted to a metered supply.



**view this property online** [williamhbrown.co.uk/Property/LBH112729](http://williamhbrown.co.uk/Property/LBH112729)



welcome to

## Leopold Street, LOUGHBOROUGH

- FANTASTIC INVESTMENT OPPORTUNITY
- 10 EN SUITE BEDROOMS (INCLUDING 5 FLATS)
- CURRENTLY LET FOR 2022/2023 ACEDMIC YEAR
- ADDITIONAL WORKSHOP TO REAR (DEVELOPMENT POTENTIAL SUBJECT TO PLANNING)
- GOLDEN TRIANGLE LOCATION

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: E

offers over

**£550,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

view this property online [williamhbrown.co.uk/Property/LBH112729](https://www.williamhbrown.co.uk/Property/LBH112729)



Property Ref:  
LBH112729 - 0014

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01509 214686**



[loughborough@williamhbrown.co.uk](mailto:loughborough@williamhbrown.co.uk)



22-23 Swan Street, LOUGHBOROUGH,  
Leicestershire, LE11 5BL



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**