



Park Road, Loughborough, LE11 2HN

£110,000

UNIVERSITY – SUPERB LETTING HISTORY – 9.8% GROSS YIELD – £10,800 PA INCOME – LONG LEASE – LOW SERVICE CHARGES

We are delighted to bring to the market this well-positioned first-floor apartment, ideally located for Loughborough University and currently let to two Loughborough University students, generating a monthly rental income of £900.00. This equates to an annual rental income of £10,800, providing an attractive 9.8% gross rental yield.

The property is accessed via an external communal staircase leading to the first floor. Internally, the accommodation comprises an entrance hall with access to all rooms, a spacious open-plan kitchen, living and dining area, two well-proportioned double bedrooms and a shower room.

Further benefits include gas central heating, UPVC double glazing, UPVC front door and off-road parking.

The property is offered on a leasehold basis with a long lease remaining, together with a low ground rent and service charge, making this an appealing opportunity for both established landlords and investors looking to add to their portfolio.

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Location & Amenities

Situated in a popular residential location within easy walking distance of Loughborough University, this property is ideally positioned for the investment market and is particularly well suited to student or professional tenants. The university campus can be reached on foot in a relatively short walk, making the location highly convenient for students wishing to live within easy reach of lectures, university facilities and the wider campus.

Loughborough town centre is also readily accessible, offering an excellent range of shops, supermarkets, cafés, restaurants, bars and everyday amenities, together with the town's popular leisure and sporting facilities. The area benefits from excellent transport links, with Loughborough railway station providing regular services to Leicester, Nottingham, Derby and London, while the A6 and nearby road network offer convenient access to the surrounding areas and M1 motorway. With its combination of proximity to the university, town centre amenities and excellent transport connections, the location represents an attractive proposition for landlords seeking a well-positioned investment property.

Tenure

Leasehold

Ground Rent : £20.00 PA

Service Charge : 0

99 Year Lease From 2013. 86 Years Left As Of September 2026.

Council Tax Band

Charnwood Borough Council

Council Tax Band : A

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 - 5:30pm or Saturdays 10am - 3:30pm.

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

Monday to Friday 9am - 5.30pm - Excluding Bank Holidays.

Saturday 10am - 3:30pm.



