



I N V E S T O R G U I D E

De Montfort Close - Loughborough

£265,000

INVESTMENT OPPORTUNITY

Loughborough's Thriving Student Rental Market

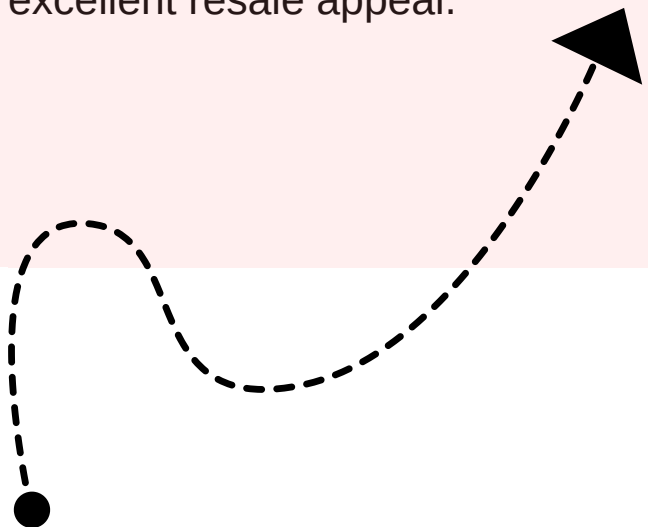
Potential Gross Yield: 7.5% – 9.5%+

Built in 2023 and offered with no upward chain, this contemporary three-bedroom detached home presents an excellent opportunity to acquire a low-maintenance investment within one of the UK's most established university towns.

Located within easy reach of Loughborough University, the property benefits from strong and consistent tenant demand driven by over 18,000 students, university staff and young professionals.

Unlike older student investments requiring ongoing maintenance and refurbishment, this nearly-new property offers modern construction standards, improved energy efficiency and significantly reduced capital expenditure requirements over the coming years.

Whether acquired as a long-term buy-to-let investment, postgraduate rental property or future family accommodation, the asset offers flexibility, strong rental demand and excellent resale appeal.



Why Invest in Loughborough?

Loughborough remains one of the UK's strongest regional student property markets.

Home to the internationally renowned Loughborough University, the town attracts thousands of students, postgraduate researchers, academic staff and visiting professionals every year.

Key Investment Drivers:

- Consistently high student demand
- Strong graduate retention and local employment market
- Excellent transport links via the M1, A6 and London direct rail services
- Limited supply of modern detached rental properties
- Attractive entry price compared with larger university cities
- Ongoing regeneration and infrastructure investment
- Broad tenant appeal beyond the student market



Rental Projections

Standard Family Let

Rent PCM	Annual Rent	Gross Yield @ £265k
£1,250	£15,000	5.66%
£1,350	£16,200	6.11%
£1,450	£17,400	6.57%

Post Graduate Sharers

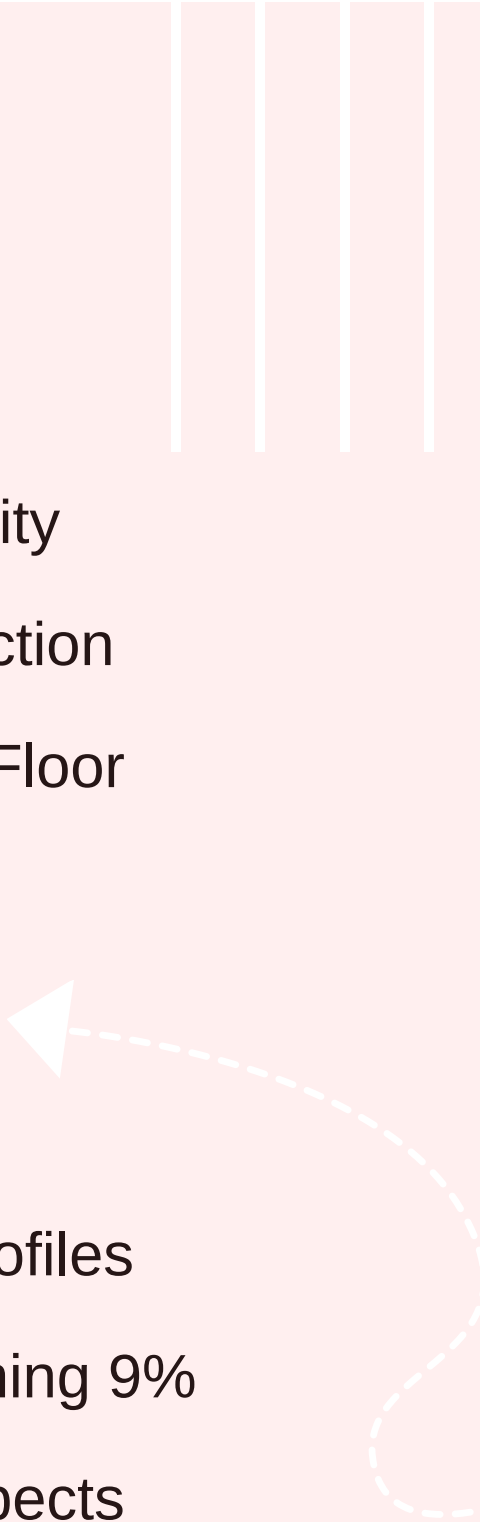
Rooms	Monthly Income
3 x £550	£1,650 PCM
Annual Rent	£19,800
Gross Yield	7.47%

Premium Student Let

Rooms	Monthly Income
3 x £650	£1,950 PCM
Annual Rent	£23,400
Gross Yield	8.83%



Investment Highlights

- ✓ Built in 2023
 - ✓ No Upward Chain
 - ✓ Detached Property
 - ✓ Low Future Maintenance Liability
 - ✓ Modern EPC-Friendly Construction
 - ✓ Underfloor Heating to Ground Floor
 - ✓ Driveway Parking
 - ✓ Strong Rental Demand
 - ✓ Flexible Exit Strategy
 - ✓ Attractive to Multiple Tenant Profiles
 - ✓ Potential Gross Yield Approaching 9%
 - ✓ Excellent Capital Growth Prospects
 - ✓ Established University Town Location
 - ✓ Ready-To-Let Condition
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