Woodgate, Loughborough, LE11 2TZ

SHELDON BOSLEY KNIGHT
LAND AND PROPERTY PROFESSIONALS

£100,000

- Investment Opportunity
- Student Accomodation
- Service Charges Apply
- Five Bedroom
- Close to Loughborough University

The property comprises an apartment situated within a purpose-built student accommodation block. The property is arranged to provide well-configured accommodation designed specifically for student living. Internally, the flat offers five individual bedrooms, together with a communal kitchen/living area, providing shared space for residents. The property also benefits from each bedroom having its own ensuite facilities, with the layout designed to accommodate multiple occupants comfortably. The apartment forms part of a professionally managed student development and represents an established investment opportunity within the strong Loughborough student housing market. With consistent demand from students attending Loughborough University, the property offers the potential for reliable rental income and long-term investment appeal.

Location
Asha House is located on Woodgate, a well-established area on the edge of Loughborough town centre. The property is ideally positioned for access to a wide range of local amenities including shops, supermarkets, cafés and leisure facilities within the town centre. The location is particularly popular with students due to its close proximity to Loughborough University. The area benefits from strong year-round demand for student accommodation, supported by the university's large and growing student population. The property is also well connected by public transport, with regular bus routes running through the town and Loughborough Railway Station providing direct services to Leicester, Nottingham and London. The nearby A6 and M1 Motorway also provide excellent road connectivity to the wider Midlands region.

Description
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EPC
EPC Rating; C

Tenure
This property is Leasehold with 132 years remaining on the lease

Legal Costs
Each party will be responsible for their own legal costs.

Viewings
To arrange a viewing please contact the commercial Team on commercial@sheldonbosleyknight.co.uk or 01789 206761

Management
The property management company oversees the maintenance of the building and handles various administrative tasks, including setting rents, service charges, rent collection, and distributing rental income. They disburse 40% of the net rental income in October, another 40% in January, and the remaining 20% in April, aligning with the academic year and resulting in a 46-week contract period. Typically, the occupants of the flats are postgraduate students or individuals pursuing master's degrees. These properties are leasehold, with 132 years remaining on the lease.

Important Information
We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.
Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.
VAT: The VAT position relating to the property may change without notice.

Income
For details of the annual income and service charge please call the team.

For further information please email commercial@sheldonbosleyknight.co.uk