



Loughland Close

Blaby, Leicester, LE8 4PB

Price Guide £85,000



To be sold via NATIONAL TIMED ONLINE AUCTION
BIDDING OPENS: 13:00 on Monday 3rd August 2026
AUCTION ENDS: 13:00 on Tuesday 4th August 2026

Visit auctionhouse.co.uk/leicestershire

A first floor purpose built, two bedroomed apartment in a popular location. In need of some renovation. Hall, spacious lounge open plan to kitchen. Two double bedrooms and a bathroom.

Communal gardens and designated parking space.

125 year lease from 01/04/2004. 103-year unexpired term.



Communal stairs

Entrance hall

Lounge 21'7" x 16'6" max 9'8" min (6.59m x 5.05m max 2.96m min)

Open Plan Kitchen 9'10" x 9'10" (3.00m x 3.00m)

Bedroom 1 12'9" x 10'2" (3.90m x 3.10m)

Bedroom 2 11'8" x 9'3" (3.56m x 2.83m)

Bathroom 10'0" x 6'9" (3.05m x 2.07m)

Outside

Communal gardens to the rear and a designated parking space to the front.

Property Information

Tenure: Leasehold. 125 years from 01/04/2004. Unexpired term of 102 years.

Local Authority: Blaby District Council

Council Tax Band: B

Type of Construction: Traditional

Services: The property is offered to the market with mains services and electric heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk:

Annual Estate Management: Details of the service charge and ground rent have been sought from the seller.

The property is being sold with Vacant Possession upon completion. FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price. SERVICES - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the auctioneers.

Buyer's Premium

The successful buyer will be required to pay an auction administration fee of £1560.00 inc VAT (£1300.00 + VAT)

Buyer's Administration Fee

The successful buyers will be required to pay an auction administration fee of £1800 inc VAT (£1,500 + VAT)

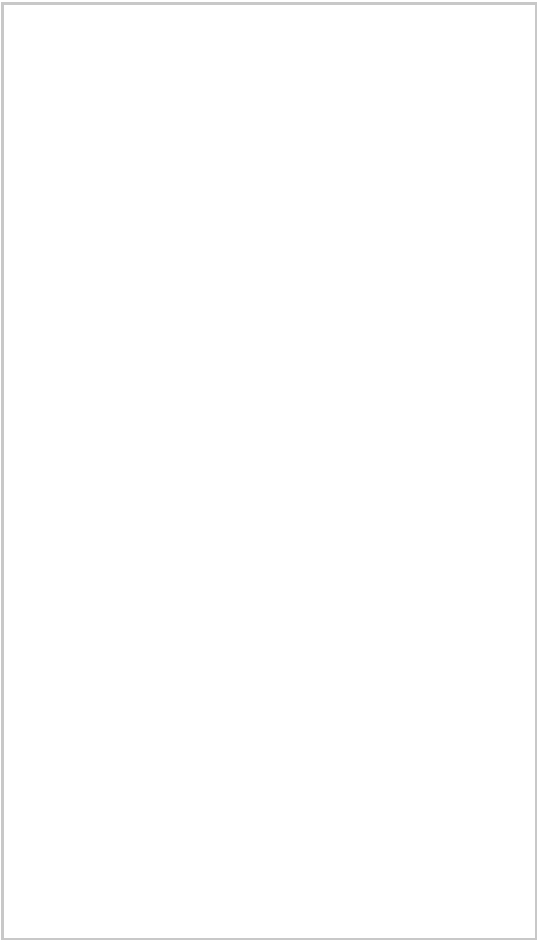
Disbursements

Please see the legal pack for any disbursements listed that may become payable by the buyer.

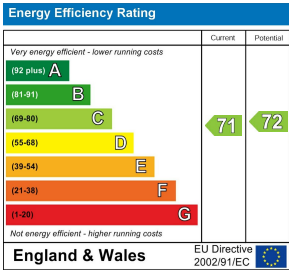
Area Map



Floor Plans



Energy Efficiency Graph



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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.