

NICK HUMPHREYS

SALES · LETTINGS · STUDENT

SINCE 1986



Baxter Gate, Loughborough, LE11 1TQ £1,200,000

An excellent investment opportunity comprising nine self-contained flats creating a yearly income of £83,647.20, including a mix of studios, one-bedroom, and also a two-bedroom top floor flat. All flats are sold with tenants in situ, benefiting from a long-standing history of steady lettings. Recently refurbished to a high standard, the property offers modern interiors and quality finishes throughout.

The property also creates a net yield of 6.97% at the £1,200,000 asking price.

Ideally situated in a prime town centre location, the development is close to a wide range of amenities, making it attractive to tenants and ensuring ongoing demand. This well-maintained block presents a secure income stream and strong rental appeal in a sought-after area.

Baxter Gate, Loughborough, LE11 1TQ

Flat 1

(376ft²) A well-designed studio flat with an open-plan layout, combining a kitchen area and bedroom space, plus a modern shower room.

Flat 2

(247ft²) Spacious one-bedroom flat featuring a separate kitchen, comfortable living room, generously sized double bedroom, and a contemporary shower room.

Flat 3

(430ft²) Well-proportioned one-bedroom flat offering a kitchen, living room, bedroom, handy utility space, and a bathroom.

Flat 4

(301ft²) Compact one-bedroom flat with an open-plan kitchen and living area, a separate bedroom, and a shower room.

Flat 5

(365ft²) Neatly arranged one-bedroom flat featuring a kitchen, living room, separate bedroom, and a shower room.

Flat 6

(376ft²) A conveniently laid-out one-bedroom flat including a kitchen, living room, bedroom, and shower room.

Flat 7

(344ft²) A well-presented one-bedroom flat offering a kitchen, living room, bedroom, and shower room.

Flat 8

(419ft²) A well-sized one-bedroom flat, including a useful store room, with a kitchen, living room, bedroom, and shower room.

Flat 9

(850ft²) Two-bedroom flat featuring a kitchen, living room, two bedrooms, and a shower room.

Tenure

Freehold

Council Tax Band MS

Charnwood Borough Council

Council Tax Band : A

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

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 - 5pm or Saturdays 9am - 4pm.

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.

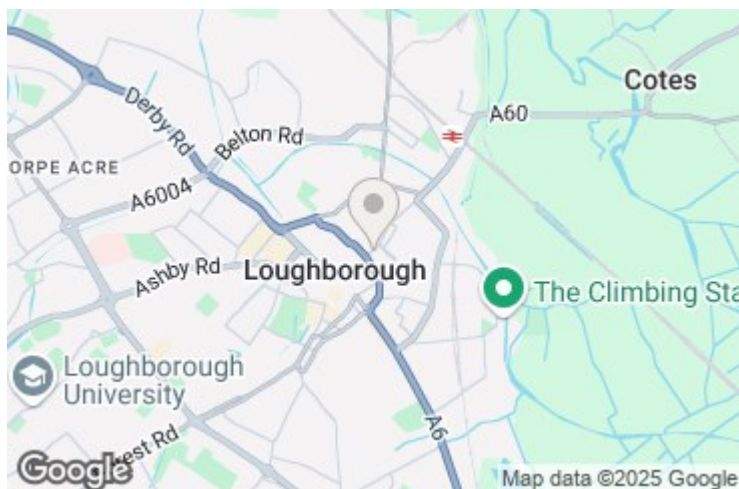
General Note

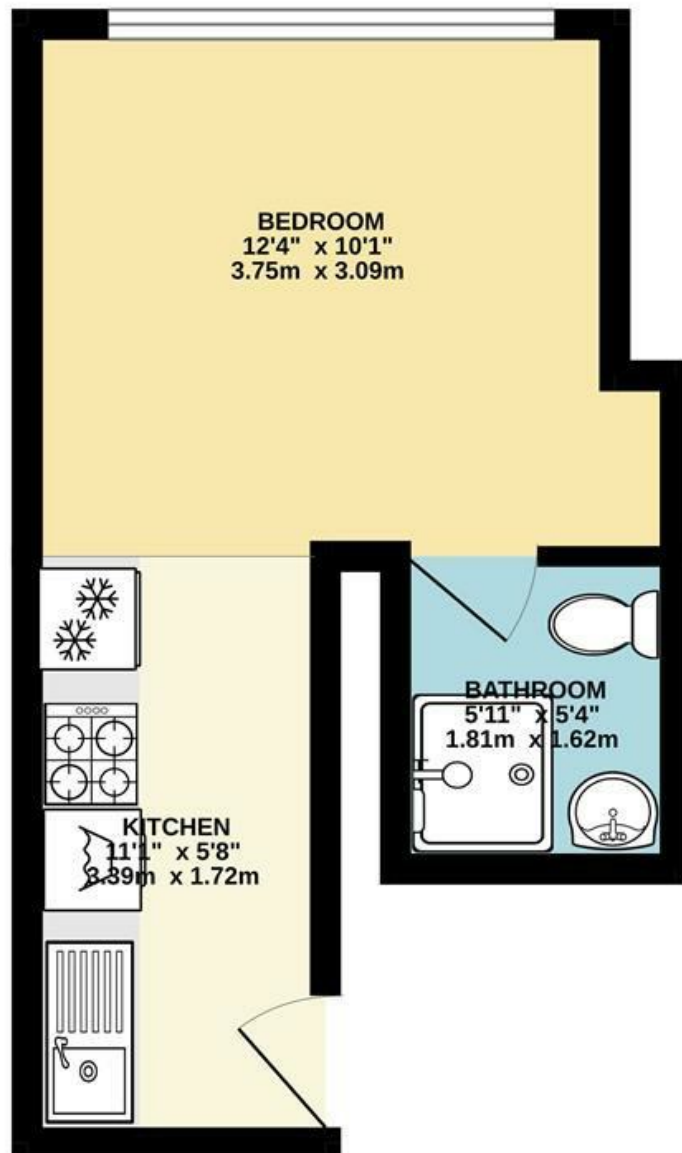
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection 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

Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.





TOTAL FLOOR AREA : 211 sq.ft. (19.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	