



Sovereign Court, Victoria Street, Loughborough, LE11 2TL

£125,000

We are delighted to bring to the market this spacious first-floor apartment, ideally located in Loughborough town centre. The property benefits from secure gated allocated parking and offers generous accommodation throughout. It would make an ideal residential home or investment purchase. If acquired as a buy-to-let investment, the property could achieve a rental income in the region of £850–£875 per calendar month.

The accommodation comprises an entrance hall, an open-plan lounge, a kitchen with dining area, two double bedrooms, and a three-piece bathroom with a shower over the bath. Externally, there is a communal bike store and a secure gated car park with one allocated parking space.

The property is leasehold with approximately 973 years remaining from 2026. The ground rent is £91.00 per annum, and the annual service charge is £1,170.00.

Contact us today for further information — not to be missed.

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Tenure

Leasehold

973 Year Remaining From 2026

Service Charge £1,170.00 Per Annum

Ground rent £91.00 per annum

Council Tax Band

Charnwood Borough Council

Council Tax Band : B

Viewings

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

All viewings are by appointment only.

Call us today to book your appointment.

Services

Mains water 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 property.

Hours Of Business

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

Saturday 10am - 3:30pm.





Approximate total area⁽¹⁾
563 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	86
(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		