



DRAFT DETAILS

**HIGHLAND DRIVE, LOUGHBOROUGH,
LEICESTERSHIRE LE11 2HU**



OFFERS OVER £160,000

Freckletons is delighted to offer this two bedroom ground floor flat located in a quiet newly built suburb and in close proximity of play areas. The property briefly comprises of an open-plan lounge and kitchen, two double bedrooms and a family bathroom. To the front, there is allocated parking for one vehicle set within a communal car park. Energy Rate C The property is leasehold and currently is let for £750 per month generating an income of £9000 per year. A viewing of this property is strongly advised to appreciate the accommodation on offer.

THINKING OF SELLING?

**For a FREE VALUATION of your property without obligation
RING FRECKELTONS on 01509 214564**

Residential Sales

ACCOMMODATION:

ENTRANCE HALL: UPVC Double glazed door to front elevation. Ceiling light point. Central heating radiator. Door to in built storage cupboard. Doors to:

LOUNGE: *4.83m x 3.96m (15'10" x 13'0")* UPVC double glazed bay window to rear elevation. Two ceiling light points. Central heating radiator. Store cupboard under the stairs to the flat above. Open to:

KITCHEN: *3.12m x 2.39m (10'3" x 7'10")*
Comprising of a range of base and eye level units and lengths of Roll edge work surface with inset one and a half bowl Sink and Side drainer. Inset Oven and Hob, Fridge, Freezer and Washing Machine. UPVC double glazed window to front elevation. Ceiling spotlights. Cupboard housing the property's central heating Combination Boiler.

BEDROOM ONE: *3.71m x 3.2m minimising to 2.59m (12'2" x 10'6" minimising to 8'6")* Two UPVC double glazed windows to rear elevation. Ceiling light point. Central heating radiator. Inbuilt Wardrobe.

BEDROOM TWO: *2.79m x 2.57m (9'2" x 8'5")* UPVC double glazed window to front elevation. Ceiling light point. Central heating radiator.

BATHROOM: Comprising of a three piece suite to include Bath with Shower over, W.C. and Wash Hand Basin. Ceiling spotlights. Ladder effect heated towel rail. Extractor Fan.

OUTSIDE: Allocated parking space for one vehicle. Access to communal lawns.

COUNCIL TAX BAND: Band B

DIRECTIONAL NOTE: From our office proceed in a southerly direction on the A6 Leicester Road. At the first set of traffic lights take the right hand turn into Southfields Road. Follow the road around keeping in the left hand lane follow the road around onto Park Road turning right onto Beacon Road. Continue to the traffic island junction taking the second exit onto Epinal Way and continue into a southern direction over the traffic island junction with park road. Continue for a short distance onto the dual carriage way at the traffic island junction, take the third right hand turn onto Allendale Road, Continue on Allendale Road, upon meeting the traffic island junctions on Highland Drive turn right



and continue for a short distance, turning left in to a communal car park where 70a is located.

SERVICES: Electrical and mains drains are connected. Freckeltons have not tested the and interested parties should make their own investigations.

TENURE/POSSESSION: We understand the property to be leasehold and is currently subject to an assured shorthold tenancy agreement. Notice has been served. A 125 year lease was granted on the 1st April 2008 currently leaving 108 years remaining. £148.65 maintenance are due every quarter and £150 ground rent is due yearly.

LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough 01509 263151

PURCHASE PROCEDURE: Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase.

VIEWING: Strictly by prior appointment through ourselves.

IMPORTANT NOTE: All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. 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 presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above. Details produced on the 25/11/2025 we are members of The Property Ombudsman scheme.

Ground Floor



Energy performance certificate (EPC)

70a, Highland Drive LOUGHBOROUGH LE11 2HU	Energy rating C	Valid until: 11 December 2028 Certificate number: 8193-4926-8125-1397-2283
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Property type Ground-floor flat

Total floor area 63 square metres

Rules on letting this property

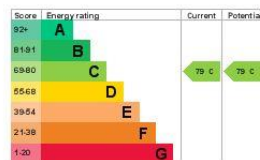
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions) (<https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

