



1

Bedroom



1

Bathroom



Kings are excited to bring this amazing investment opportunity located on Lee Circle within the Metropolitan Apartments building found in Leicester City Centre. This is a one-bedroom apartment located on the second floor with a simple but spacious layout consisting of a bathroom, kitchen and open plan living, dining and bedroom space. As the property is located in the city centre this makes it an ideal purchase for either first time buyers looking to get onto the property ladder or investors looking to expand their portfolio, the location is ideal as it is within walking distance to a number of local amenities including shops, shopping centre, pharmacies, bus routes and a number of places of worship.

This property is one not to miss out on due to the number of benefits it holds including gas central heating, minimal work required, a high percentage on rental return, secure car park, secure access protocol and is available by appointment only. Call Kings now 0116 352 7012!!!!
0116 352

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The apartment building is accessed via a fob/intercom system adding extra security to the building and as you enter the building you are initially introduced to a well-presented lobby area with a front desk, a secure mail location and access to either the elevator or stairway. The flat itself is located on the second floor and is accessed via a second door which can only be accessed via a fob. As you enter the flat you are initially welcomed by an entrance hallway providing access to the bathroom, kitchen, storage cupboard and open plan living space. The bathroom is found to the right as you enter the flat consisting of a shower, toilet, sink and tiling throughout. The kitchen is located directly in front of you as you walk in offering enough space for a small dining table and consists of hardwood flooring, fitted worktops and storage cupboards and an integrated oven/hob.

At the end of the hallway you gain access to the main living space in the property which is an open plan living room, dining area and bedroom. The living/dining space consists of hardwood flooring, wall mounted radiators, multiple double-glazed windows and is separated from the bedroom via an opening. The bedroom is a double bedroom but is open plan with the living space consisting of hardwood flooring, wall mounted radiator and access to an integrated wardrobe.

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Lease Length - 104 years
Annual Ground Rent - £250
Service Charge - £2100 pa
Current Rental Income = £9,000 pa = 9% ROI

Property Info

Living Room: 6.34m x 4.96m (20'10" x 16'3") – sizeable living and dining space consisting of hardwood flooring, wall mounted radiators, multiple double-glazed windows and is separated from the bedroom via an opening.

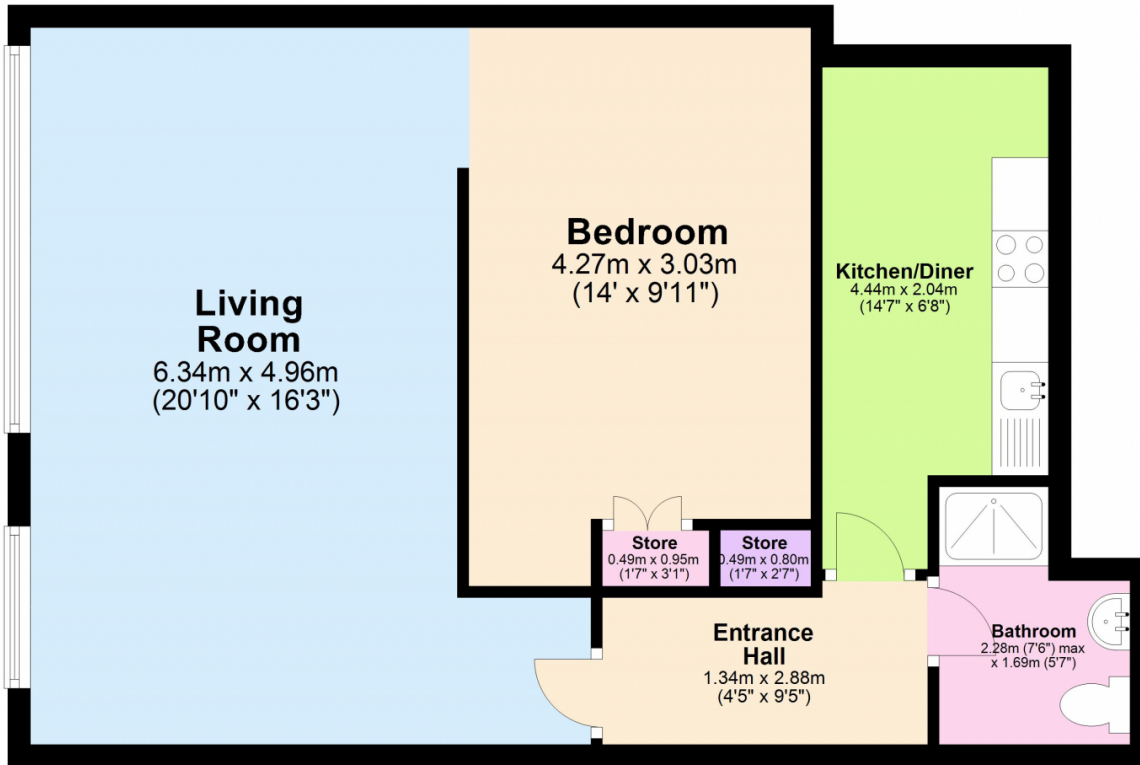
Bedroom: 4.27m x 3.03m (14' x 9'11") – double bedroom but is open plan with the living space consisting of hardwood flooring, wall mounted radiator and access to an integrated wardrobe.

Kitchen/Diner: 4.44m x 2.04m (14'7" x 6'8") – located directly in front of you as you walk in offering enough space for a small dining table and consists of hardwood flooring, fitted worktops and storage cupboards and an integrated oven/hob.

Bathroom: 2.28m x 1.69m (7'6" x 5'7") – family bathroom consisting of a shower, toilet, sink and tiling throughout.

Ground Floor

Approx. 57.6 sq. metres (620.3 sq. feet)



Total area: approx. 57.6 sq. metres (620.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

