



# READINGS

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The Circus

12 Highcross Lane, Leicester, LE1 4SN

**£149,500**



## The Circus

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Available with NO CHAIN for a CASH BUYER ONLY, this centrally located, FULLY FURNISHED apartment is a true TURN-KEY INVESTMENT OPPORTUNITY that's sure to catch the eye of any investor.

The property is currently vacant but was previously let, bringing in around £15,000 a year in rent, which gives a HEALTHY GROSS YIELD OF 10.03%.

It's an IDEAL INVESTMENT for anyone looking for a buy-to-let, whether targeting professional tenants or students, thanks to its CLOSE PROXIMITY TO THE UNIVERSITIES and its location within a safe, secure development in the HEART OF LEICESTER.

This first-floor apartment is right next to Highcross Shopping Centre—so you'll have shops, restaurants, and city life literally on your doorstep.

One of the real highlights here is the rare communal garden on the first floor. It's beautifully landscaped, with plenty of seating areas to sit back and relax—a real bonus for city living.

You'll come in through a shared entrance with both stairs and a lift to all floors. From the covered walkway, you reach your front door and step into a welcoming hallway that opens up into a spacious open-plan living, dining and kitchen area. The living space leads out to a large balcony, which also connects to all three bedrooms.

There are two good-sized double bedrooms and a third room currently used as a home office—all with balcony access. The main bedroom features its own en-suite, and there's also a separate family bathroom.

The apartment is held on a lease running from 25th December 2008 until 24th December 2133, giving you around 108 years remaining. The current service charge is approximately £1,275.81 per quarter, with a ground rent of £250 per year. The service charge covers building maintenance, lift upkeep, cleaning, and insurance.





## Property Information

Tenure: Leasehold with lease expiring 24/12/2133. 108 years remaining. Ground rent £250 per annum. Service charge of £1,275.81 payable each quarter.

Local Authority: Leicester City

Council Tax Band: D

Multiple Options for Broadband/mobile phone signal.

Flood Risk: None

The property is being 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 selling agents, neither have the telephone or television points.

## Consumer Protection Legislation

**CONSUMER PROTECTION LEGISLATION** - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

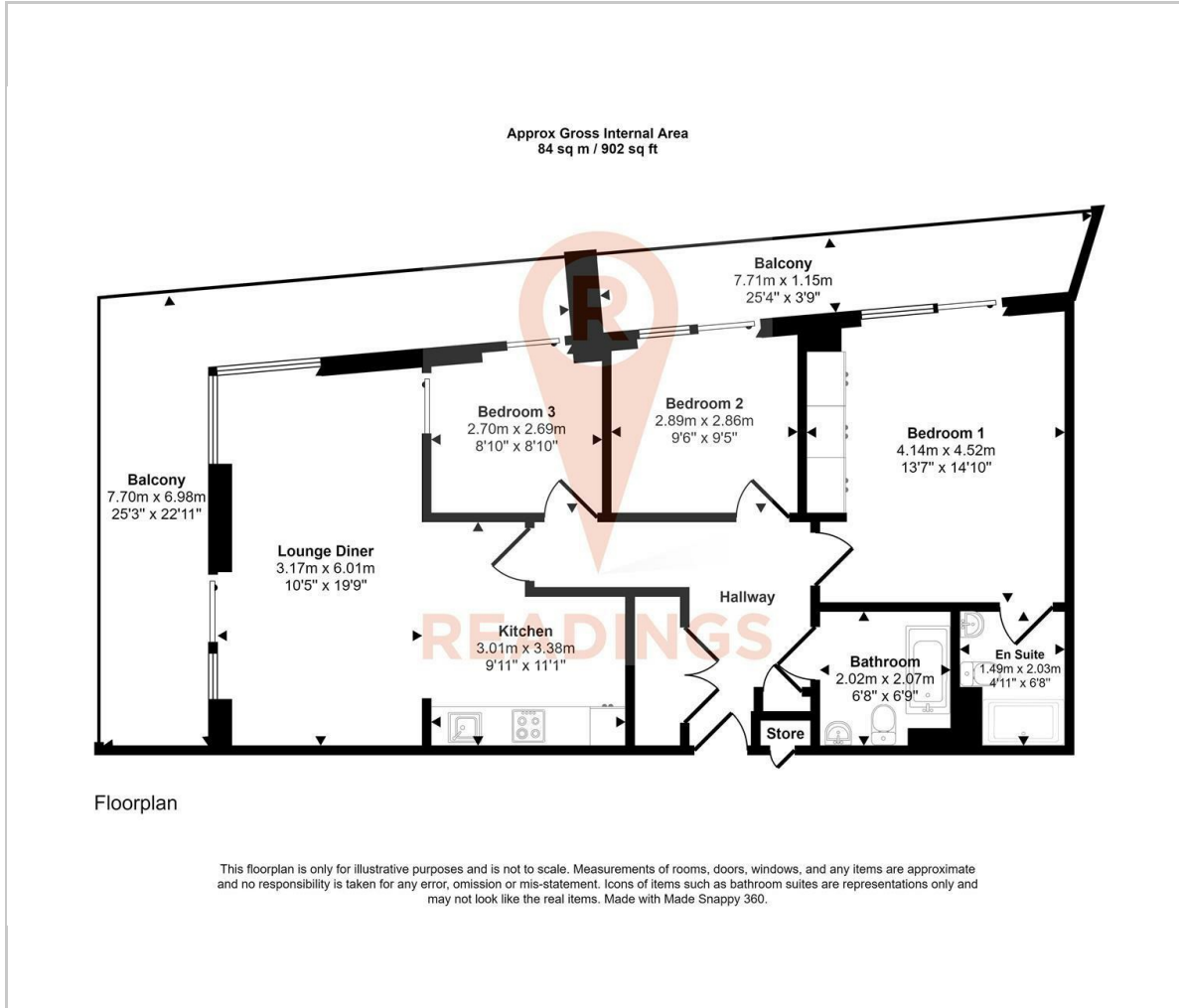
## Anti Money Laundering

By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks. For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.



## Floor Plan



## Viewing

Please contact our Readings Sales Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

