



The Arcus 30 East Bond Street, Leicester, LE1 4SX

Price £165,000



****INVESTMENT OPPORTUNITY**** Set To Let Estate Agents are excited to offer this executive Two Bedroom Apartment For Sale situated within The Arcus Highcross Development in the heart of Leicester City Centre LE1. With all local amenities on the door step, ideal City home or perfect high yielding investment with high rental demand.

Property comprises in brief, fob entry into secure development with lift access to all floors. Located on the first floor, a solid wood door leading to entrance hallway. Doors leading to open plan Lounge and fully equipped kitchen including white goods, high end fixtures/fittings and balcony with large windows allowing plenty of natural light. Two double size bedrooms, fitted wardrobes and large windows allowing more natural light. Bathroom with three piece suite and over head rainfall shower.

Further benefits include gas central heating, video entry system, secure development, bike store and plenty more.

Conveniently located to suit City living, a short walk to Train Station, LRI and Universities.

Currently tenanted until June 2024 at £1100.00pcm.

110 years remaining on lease
£326.00 per annum ground rent
£2924.00 per annum service charge

Call Set To Let to arrange a viewing.

Viewing

Please contact our Set To Let Office on 01162436464 if you wish to arrange a viewing appointment for this property or require further information.

- The Arcus Highcross LE1
- 2 Bedroom Apartment
- Immaculate Condition
- Great City Home
- Ideal Investment
- High Rental Demand
- 8% Yield
- Call Set To Let
- Tenancy until June 2024





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		
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Not environmentally friendly - higher CO ₂ emissions		
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Entrance Hallway

Entrance from secure solid wood door, into hallway with wood flooring, video entry system and downlights to ceiling.

Open Lounge Kitchen

Generous open plan Lounge with large doors leading to balcony and allowing plenty of natural light into the room. Kitchen fitted with integrated appliances including ceramic glass hob, extractor fan oven/grill/microwave and concealed sockets. All high end luxury fixtures & fittings. Further benefitting with hard wood flooring throughout and tall modern radiators fixed to wall.

Bedroom One

Generous size bedroom, freshly decorated walls, built in triple wardrobes with plenty of storage space. Large windows with Juliet balcony doors. downlights to ceiling and several electric points in room.

Bedroom Two

Good size second bedroom with carpets to floor, large window allowing plenty of natural light with tilt and open option. Downlights to ceiling and several electric points.

Bathroom

Tiles to flooring with large shower cubicle. Wash hand basin with vanity storage, WC and heated towel rail fixed to wall.



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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.