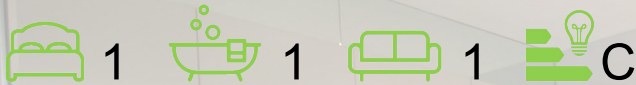




## Flat 23 55 Highcross Street, Leicester, LE1 4PG

Price £85,000



Nestled in the heart of Leicester, this luxurious studio apartment in The Quad Development offers a perfect blend of modern living and urban convenience. Located on Highcross Street, this property is ideally situated for those who wish to immerse themselves in the vibrant city life.

The apartment features a well-designed reception room that seamlessly integrates with the sleeping area, creating a spacious and inviting atmosphere. The contemporary bathroom is equipped with modern fixtures, ensuring comfort and style. This studio is not only an ideal city home for individuals or couples but also presents a fantastic investment opportunity, potential to achieve a rental income of £900 per month.

With its prime location in Leicester City Centre, residents will enjoy easy access to a plethora of shops, restaurants, and entertainment options, making it a desirable choice for both living and investment. The Quad Development is known for its high-quality finishes and contemporary design, making this apartment a standout option in the market.

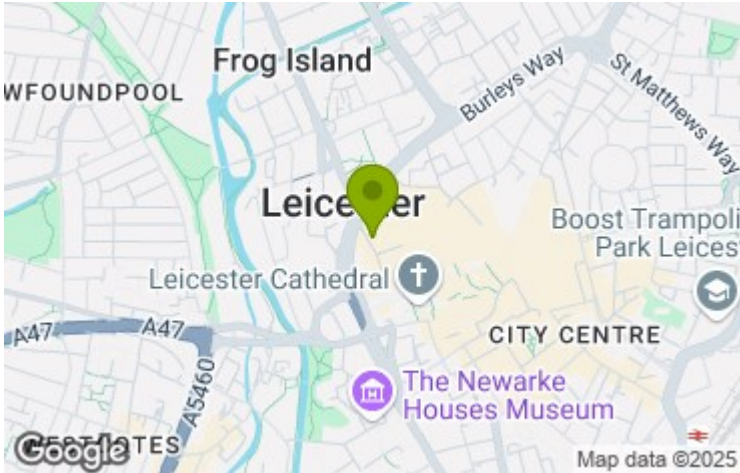
Whether you are looking to make a home in the city or seeking a lucrative investment, this studio apartment is a remarkable choice. Do not miss the chance to own a piece of luxury in one of Leicester's most sought-after developments. For further details, please contact Set To Let Estate Agents.

12 Yield at £900.00pcm rent  
£200.00 - Ground rent per annum  
£1800.00 - Service charge per annum  
108 Years remaining on lease (approximately)

- The Quad Highcross LE1
- Investment Opportunity
- Leicester City Centre
- Secure Development
- Call Set To Let
- With Balcony
- 12% YIELD

### 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.



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		
	77	78
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	77	78
England & Wales		EU Directive 2002/91/EC



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 firms employment has the authority to make or give any representation or warranty in respect of the property.