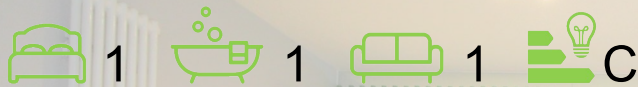




Apartment 7, 8 The Bar, Shires Lane, Leicester, LE1 4AN

Offers in excess of £100,000



Welcome to The Bar Apartments, a charming one-bedroom apartment located on Shires Lane within the Highcross Development in the heart of Leicester City Centre.

Spanning an area of 474 square feet, this delightful residence offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and investors alike.

The apartment features a well-appointed open plan contemporary kitchen/reception room that provides a welcoming space for relaxation and entertainment. The bedroom is designed to be a peaceful retreat, ensuring a restful night's sleep. Additionally, the property includes a modern bathroom, equipped with essential amenities to cater to your daily needs.

One of the standout features of this apartment is its prime location. Situated close to the bustling Highcross shopping centre, residents will enjoy easy access to a variety of shops, restaurants, and leisure facilities. Furthermore, the proximity to local universities makes it an attractive option for students and professionals seeking a convenient living arrangement.

With a high rental demand in the area, this property boasts an impressive yield of 10%, presenting a lucrative opportunity for investors looking to expand their portfolio. The Bar Apartments not only offers a stylish living space but also the potential for significant financial returns.

In summary, this apartment is a fantastic opportunity to embrace city living in Leicester. Whether you are looking to make it your home or seeking a sound investment, The Bar Apartments on Shires Lane is a property worth considering.

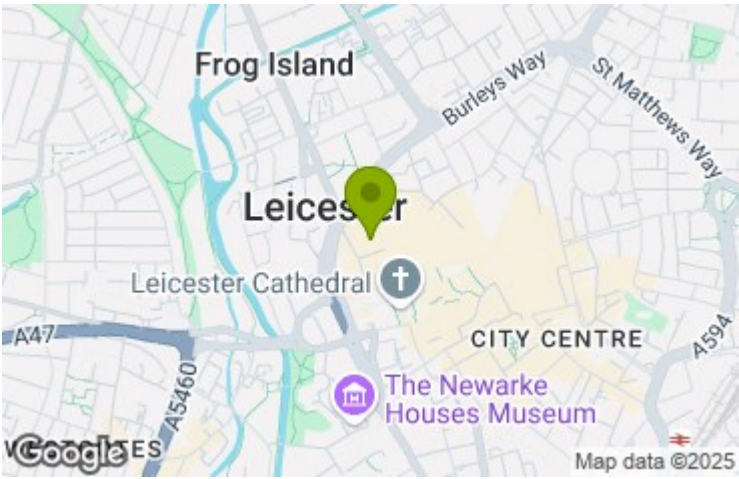
For further information or to arrange a viewing, please do not hesitate to contact Set To Let.

Ground rent

- The Bar Apartments
- Highcross Development
- Heart of Leicester City Centre
- Investment Opportunity
- High Rental Demand
- 10% Yield
- Call Set To Let

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		
	75	75
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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