



Arcus Apartments East Bond Street, Leicester, LE1 4SX

Price £125,000



Welcome to The Arcus Apartments on East Bond Street, Leicester. This stylish one-bedroom apartment offers a perfect blend of modern living and convenience, making it an ideal choice for both first-time buyers and savvy investors.

As you enter the apartment with entrance hall leading to a spacious open-plan lounge and kitchen area, designed with high-quality fixtures and fittings. The large windows allow natural light to flood the room, creating a warm and welcoming atmosphere.

Situated in the heart of Leicester City Centre, this apartment offers unparalleled access to a wealth of amenities, including shops, restaurants, and cultural attractions. Also within close proximity to LRI Hospital and both Universities, the location is not only convenient for daily living but also presents a fantastic investment opportunity, given the high rental demand in the area.

With one reception room, one bedroom, and a well-appointed bathroom, this apartment is designed for comfort and functionality. Whether you are looking to make it your home or seeking a lucrative rental property, this luxury apartment in The Arcus Apartments is a remarkable find. Don't miss the chance to own a piece of Leicester's thriving city life.

Currently occupied with a tenancy until August 2025 at £995.00pcm.

109 years remaining on lease
Ground Rent - £260.00 per annum
Service Charge - £3000.00 per annum

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.

SECOND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1 BEDROOM APARTMENT
TOTAL FLOOR AREA: 440 sq.ft. (40.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and equipment shown have not been tested and no guarantee is given as to their operation or efficiency. Made with Metagora 12/25



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

- Arcus Apartments
- Highcross Development Leicester LE1
- Luxury Apartment
- Investment Opportunity
- High Rental Demand
- Tenancy until August 2025
- City Living at its Finest
- Call Set To Let



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