



**42 Chatham Street, Leicester, LE1 6AY**

**Asking price £160,000**

**Leasehold**

**Taylor's**  
Est. 1992

Spacious one bedroom apartment

Open-plan kitchen/living room

Three-piece bathroom

8.2% Gross yield, rented for £1,094pcm

Available with no onward chain

Please contact Taylors to arrange your visit

#### Property description

**Kitchen area** 12'1" x 10'0" (3.69 x 3.06)

**Living room area** 14'0" x 12'1" (4.29 x 3.69)

**Bedroom** 20'9" x 9'2" (6.33 x 2.81)

**Bathroom** 8'10" x 6'7" (2.71 x 2.03)



Spacious and modern two-bedroom apartment | Ideal investment or first purchase | Open-plan kitchen/diner | Gross yield of 8.2%, currently rented for £1,094pcm | Please contact Taylors to arrange your visit

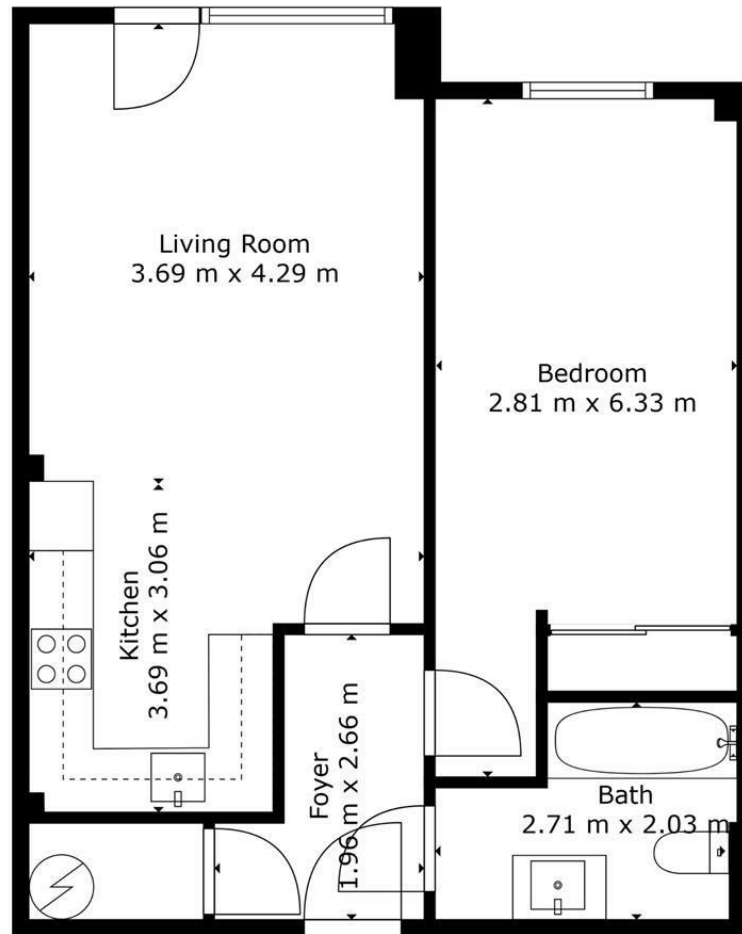
Nestled in the pulsating heart of Leicester city centre, this contemporary one-bedroom apartment presents a lucrative investment opportunity with an attractive 8.2% gross yield. Currently rented for £1,094 per calendar month, this property is an investor's dream, promising immediate returns. Upon entering the 53 sq m (570 sq ft) apartment, one is welcomed into a

versatile living space that harmoniously blends the living room and kitchen into a fluid, open-plan design. The living room (3.69m x 4.29m) is a canvas for relaxation and entertainment, bathed in natural light that accentuates its generous proportions. The adjoining kitchen (3.69m x 3.06m) is a testament to modern efficiency, equipped with sleek cabinetry and high-quality appliances that cater to culinary exploits. The bedroom (2.81m x 6.33m), boasts ample space to unwind, with the layout providing a peaceful enclave away from the city's hustle. The accompanying bathroom (2.71m

x 2.03m) is the epitome of modern convenience and style, adorned with contemporary fixtures and neutral tones. Every square inch of this apartment exudes modern charm, from the welcoming foyer (1.79m x 2.06m) to the meticulously crafted finishes. Residents also enjoy the communal comforts of Aria Apartments' elegant reception area, a statement of sophistication and a preamble to the exquisite living experience that lies within.







**TOTAL: 53 m<sup>2</sup>**  
FLOOR 1: 53 m<sup>2</sup>

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

Taylor's 1992 Ltd  
6 Grove Court, Grove Business Park, Enderby, LE19 1SA  
T: 0116 326 6464  
E: [hello@taylorsestate.agency](mailto:hello@taylorsestate.agency)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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